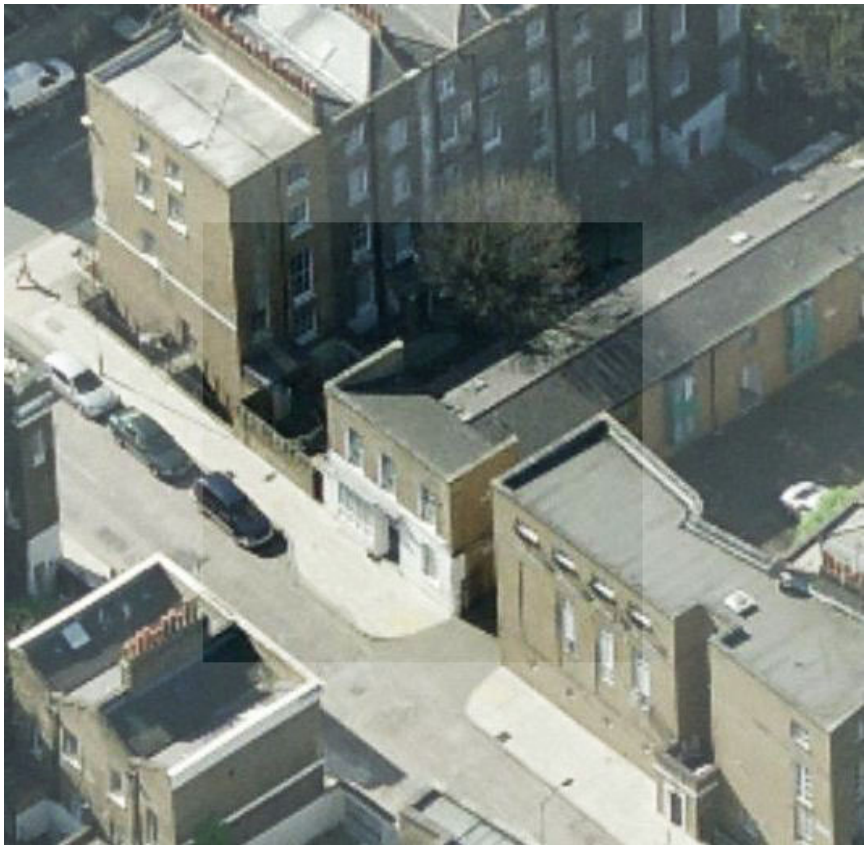
DESIGN & ACCESS STATEMENT



49A & B GOUGH STREET, WC1X

WINDOW REPLACEMENT

For

Origin Housing

brodie**plant**goddard architects.

June 2012 RM/SD/3469_15

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THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS: (not in this document – issued separately)

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INTRODUCTION

This design and access statement has been prepared in support of a planning application for the replacement of existing windows. The site is owned by Origin Housing Association.

It should be read along with drawings:
3469/PL_15_00 - 3469/PL_15_02.

SITE ANALYSIS AND EVALUATION

The site – as shown by the red line on the plan - fronts onto Gough Street and is just east of Grays Inn Road (A5200).

The site is located in the Bloomsbury conservation area and has good access and transport links such as bus, railway and underground services. The site is Southeast of London Kings Cross and King's Cross St Pancras stations as well as being surrounded by numerous other stations such as Russell Square, Chancery Lane & Farringdon.

PLANNING & HERITAGE STATEMENT

The site is designated as a residential area, so no issues of change of use arise. The site is within a Conservation Area however does not contain any listed buildings. It is therefore important to ensure heritage assets – such as the timber sash windows - are not lost and that the character of the property is retained while it is also necessary to update elements of the building envelop to help reduce fuel poverty for the tenants. This will be achieved by the use of double glazed sash windows that match the existing single glazed windows. The character of the building will be maintained by retaining and reproducing the elevations features such as the windows.

EXISTING ELEVATIONS

PROPOSALS – LAYOUT AND DESIGN

The existing windows are predominantly single glazed timber sash windows which provide very poor heat efficiency and are prone to condensation and mould growth.

The proposals illustrate the replacement of the existing single glazed timber sash windows with double glazed timber sash windows to match the existing. This will ensure that the character of the existing building is retained.

Single glazed timber sash and casement windows are very poor at conserving energy. The heat loss through single glazing which has a U-Value of 5.8 is around 70%. This makes heating the residential dwellings expensive as there is a continual 70% heat loss through the glass. The double glazing will help reduce heat loss by at least 50% and help reduce draughts by around 80% helping to reduce fuel poverty and improve the living conditions of the tenants.

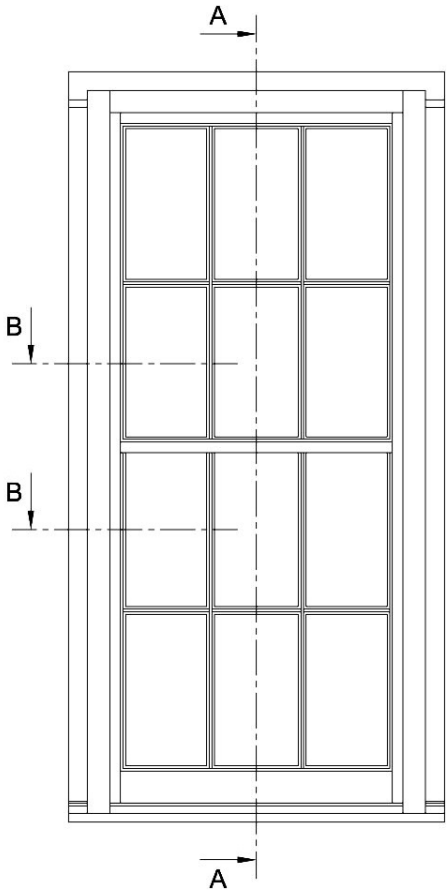
The new windows will provide improved insulation levels that comply with Part L of the Building Regulations for improved thermal insulation. The new frames have enhanced u-values, double glazing and are 100% recyclable. The frames and window locks to be installed will comply with secure by design standards and provide additional security for the tenants.

The double glazed unit is slim line allowing the new window to be the same size as the single glazed windows and the additional pane will help reduce condensation and heat loss from the properties.

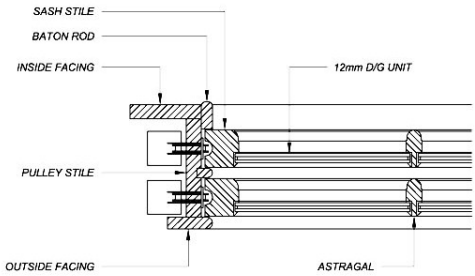
The window fenestration has been replicated on the main front facade of the property and on the rear elevation.

PROPOSED WINDOWS

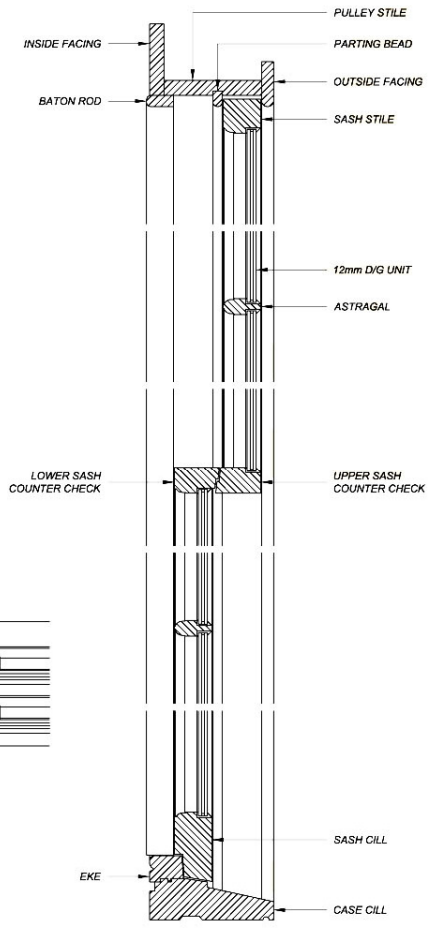
Note glazing bars will match existing – see elevation drawings



Elevation



Section B-B



Section A-A

SUSTAINABILITY

Energy

The new windows will be thermally efficient helping improve the insulation values within each dwelling.

Materials

The new works will use materials and construction types which match the existing building.

Waste

During construction the Contractor will be required to implement a plan for the effective re-use or recycling of construction waste.

Management

The contractor selected to carry out construction will be required to adopt a Considerate Constructors scheme.

IMPACT STATEMENT/CONCLUSION

The proposed works will have no detrimental impact on the existing building, but will improve the energy rating, security and fire escape provision within the dwellings; therefore we see no objection to granting planning consent to replace the existing windows which would provide a major improvement to the living conditions of the tenants.

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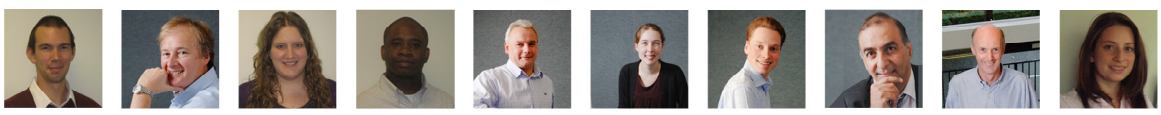

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