

Design and Access Statement – Richard Cobden Primary School

1. Introduction

- 1.1 Richard Cobden Primary School is located on the edge of the Camden Town conservation area, but it is not within the conservation area and is not listed.
- 1.2 The building has three storeys. The building dates from approximately the early part of the 20th century. The construction is both flat and pitched clay tile roofs, solid masonry walls with the majority of the windows being single glazed painted timber, in a mixture of sash and casement constructions.

2. External Proposals

- 2.1 Renewal of existing single glazed timber windows to Camden Street elevation with new double glazed painted timber windows in style to match existing.
Reason: Introduction of double glazing to meet Camden Councils target of 40% Carbon emissions reduction within schools. Existing windows if retained would require decoration and extensive repair now. New windows will therefore be minimal additional cost with the benefit of reduced Carbon emissions and reduced heating bills.

3. Design Statement (to be read in conjunction with drawings)

3.1 **Generally**

Double glazed painted timber windows of the same fenestration as existing (i.e. centre pivot and bottom hung casements) are proposed to match the existing appearance as closely as possible. Spacer bars will be white to conceal their appearance. Plant on glazing bars are proposed. These will closely match the existing appearance with a sight line of approximately 20mm. 'Structural' glazing bars with separate panes of glass would have a sight line of approximately 55mm and would therefore be inappropriate in our opinion.

4. Access Statement

- 4.1 Access will be unaltered and will remain as existing. The proposals are for a window renewal only. These proposals do not affect the existing access or require changes to the existing access.