

**DESIGN AND ACCESS STATEMENT** for replacement windows

Clink 261 261 – 265 Grays Inn Road, Kings Cross, London

January 2012



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20 JAN 2012

## INTRODUCTION

Clink 261 is a private hostel for tourist accommodation in Grays Inn Road, Kings Cross. It is a building with simple features that is not listed and is not in any Conservation Area.

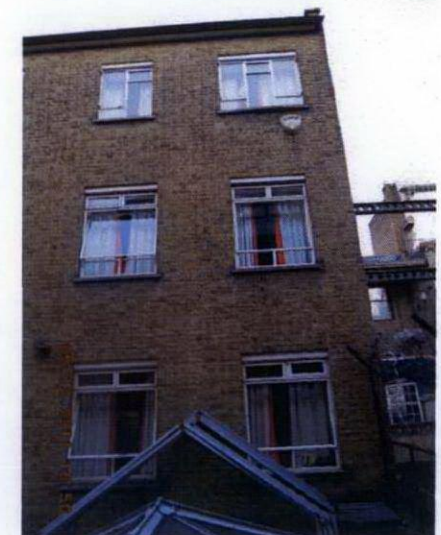
The building's frontage is typically average for the street scene; it is principally a 3 storey building with mansard roof, it offers a shop-front arrangement at street level and the façade above is London stock brick with a regular window pattern of domestic scale.

The proposal is to carry out window replacements for all floors above ground floor on both the front and rear elevations as part of ongoing maintenance and repairs and in so doing, it is intended to replace the windows with better performance and more practical casement sizes that suit the current use.

Consequently we are required to determine if the change of design can be considered to have a material effect on the nature and character of the building when considering its architectural features and we believe that in this instance the architecture will not be compromised and that the changes are considered 'minor'. On this basis, we suggest that the works do not materially affect the external appearance of the building and as such will not constitute development in conformity with Section 55(2) a) of the Town and Country Planning Act. However, in order to avoid the risk of carrying out works without the relevant authority, this planning permission is submitted and if the local authority determines this to be unnecessary, then we presume they will advise accordingly and return any un-used fee.



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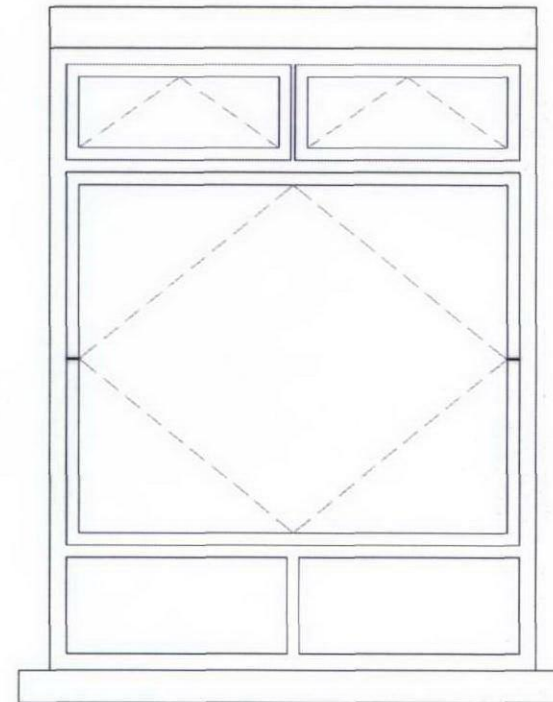


### PURPOSE FOR THE CHANGE.

The existing windows are single glazed and are beyond the end of their life expectancy. They are thermally inefficient and acoustically poor. Hence it is time to change the windows and improve the quality of the development by introducing better thermal value with double glazing and improve noise reduction for the bedrooms.

### EXISTING WINDOW DESIGN.

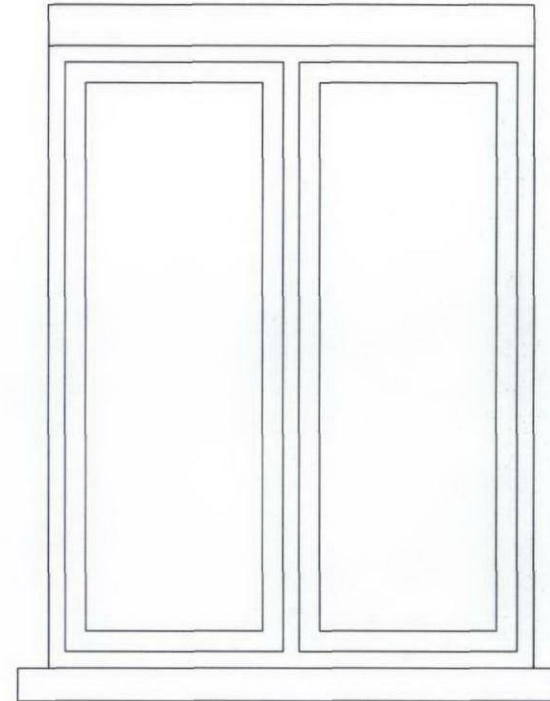
These are steel framed single glazed windows with poor energy heat loss. There is a typical window design for the upper floors and a variety of this in the mansard roof and on the stair tower. The typical window is divided into 5 panes, a large central top-hung vent, 2 smaller top-hung vents above and 2 fixed lights at the base. All frames are narrow sightline and painted white.



## PROPOSED WINDOW DESIGN.

There are a number of good reasons to alter the fenestration design as listed below. Obviously the structural openings, cills and lintols will remain unaltered.

1. the opening arrangement of the existing windows makes window cleaning difficult as the outer panes are inaccessible from the inside of the building. Building Regulations requires us to consider accessibility for cleaning and modern casement hinges or top-hung reverse windows allow for this.
2. energy efficiency. The client needs to run the business with minimal overhead costs and current heat loss and internal condensation is a significant overhead. The new windows need to be thermally broken energy efficient double glazed with high U-value. This requirement will alter the frame size of the new windows to a nominal 85mm face width, ie greater than the existing. By discounting plastic windows, this leaves us to choose from steel, aluminium and timber frames. Due to inaccessibility for regular maintenance, we similarly discount timber frames and the preferred choice becomes aluminium due to cost efficiency, weight and long life span. These can be powder coated to any standard RAL colour.
3. as a result of the above, the preference is for a simpler subdivision of window panes. The framing face width will be greater than the existing and if we were to mimic the existing pane sizes, then the overall appearance will be heavy. Hence the typical window becomes two simple casements.



## **ACCESS**

This traditional section of a D'nA Statement becomes less relevant for this application save for mentioning that the redesign of the replacement windows allows for internal window cleaning which is an asset for the occupier.