

October 2007

**Design and Access Statement (DAS)
For window and Frame Replacement to
Straffan Lodge, 1-3 Belsize Grove, London, NW3 4XE**

1. Introduction

- 1.1 This DAS accompanies an application to replace the windows and frames of Straffan Lodge, 1-3 Belsize Grove, London, NW3 4XE. The DAS has been written to meet the requirements of Article 4C of the Town and County Planning (General Development Procedure) Order 1995 (as amended).
- 1.2 As this is a proposal to update the windows some aspects, such as the social and economic context, are of limited applicability.

2. Design Principles and Concepts

- 2.1 The subject property is a circa 1960s built block of flats, reaching 7 storeys high. The current aluminium frame windows have vastly deteriorated over the test of time and become potentially dangerous; poor closure of windows. Its age is also reflected in its appearance. The windows face east, west and north, overlooking other properties. Therefore, the proposed development will be of benefit to the neighbouring properties and contribute to better thermal performance of the building.
- 2.2 All window frames facing east, west and north will be replaced.
- 2.3 None of the dwellings layout elements will be altered.
- 2.4 In line with the new Health & Safety Act 2006, maintenance above first floors requires expensive scaffolding to be erected. Therefore, to combat the frequency, the frame fabric is sought to be changed to uPVC with a lower maintenance level.
- 2.5 The product will be of Virgin White uPVC. The manufacturer and fitter will be a member of the Glass and Glazing Federation and also a FENSA registered company to maintain levels of Building Regulations (with particular reference to Approved Document N & B). Please refer to drawing attachment for cross section.
- 2.6 The proposed development is in general accordance with the policy requirements of adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to the Policies EN1, EN2 and EN31.

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3. Access

3.1 Access to transport network.

- 3.1.1 The site is located within the Belsize Park District. It is well located for pedestrian access to facilities such as convenience store, local schools and public open space, and the Royal Free Hospital.
- 3.1.2 Public Transport is well provided for in the locality. Belsize Park Tube Station lies within 400 metres and numerous bus stops giving access to employment and shopping facilities, as well as evening entertainment.
- 3.1.3 The location of the site is sustainable and has good provision for means other than a car.
- 3.1.4 As this application is only for window replacement, reference to wider consultation in the regulations is not applicable.