

DESIGN & ACCESS STATEMENT



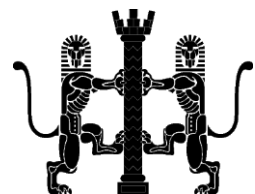
KENT HOUSE, FERDINAND ST LONDON NW1 8ET – FLATS 1 -16 WINDOW REPLACEMENT

For

Origin Housing

brodieplantgoddard architects.

June 2014 RM/SD/3649



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

3649/PL_00 LOCATION PLAN

3649/PL_01 EXISTING PLAN

3649/PL_03 EXISTING ELEVATIONS

3649/PL_04 EXISTING WINDOWS

3649/PL_05 PROPOSED ELEVATIONS

3649/PL_06 PROPOSED WINDOWS

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:
3649/PL_00 - 3649/PL_06.

SITE ANALYSIS AND EVALUATION

The site – as shown by the red line on the plan - fronts onto Ferdinand Street. It consists of two blocks of flats on the enclosed site. The property is located adjacent to shops in a mixed residential and commercial area.

The site is located in Chalk Farm and has good access and transport links such as bus, railway and underground services. The site is just East of Chalk Farm underground station and Northwest of Camden Town underground station.



PLANNING & HERITAGE STATEMENT

The site is designated as a residential area, so no issues of change of use arise. The site is not within a Conservation Area however Kent House is a Grade II listed building. It is therefore important to ensure heritage assets – such as the aluminium casement windows – are not lost and that the character of the property is retained while it is also necessary to update elements of the building envelope to help reduce fuel poverty for the tenants.

EXISTING ELEVATIONS



PROPOSALS – LAYOUT AND DESIGN

Our client has highlighted a need to update the existing windows to improve their thermal properties helping to reduce fuel poverty of the tenants. The proposal is to replace the aluminium casement windows with double glazed aluminium casement windows to match the existing.

The window fenestration has been replicated on all facades of the property.

SUSTAINABILITY

Energy

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

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 and security within the flats, 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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BRODIE PLANT GODDARD
HOLMBURY HOUSE

DORKING BUSINESS PARK
STATION ROAD DORKING
SURREY RH4 1HJ

T_01306 887070

F_01306 876716

E_admin@bpg.co.uk

W_www.bpg.co.uk



brodie**plant**goddard architects + surveyors.