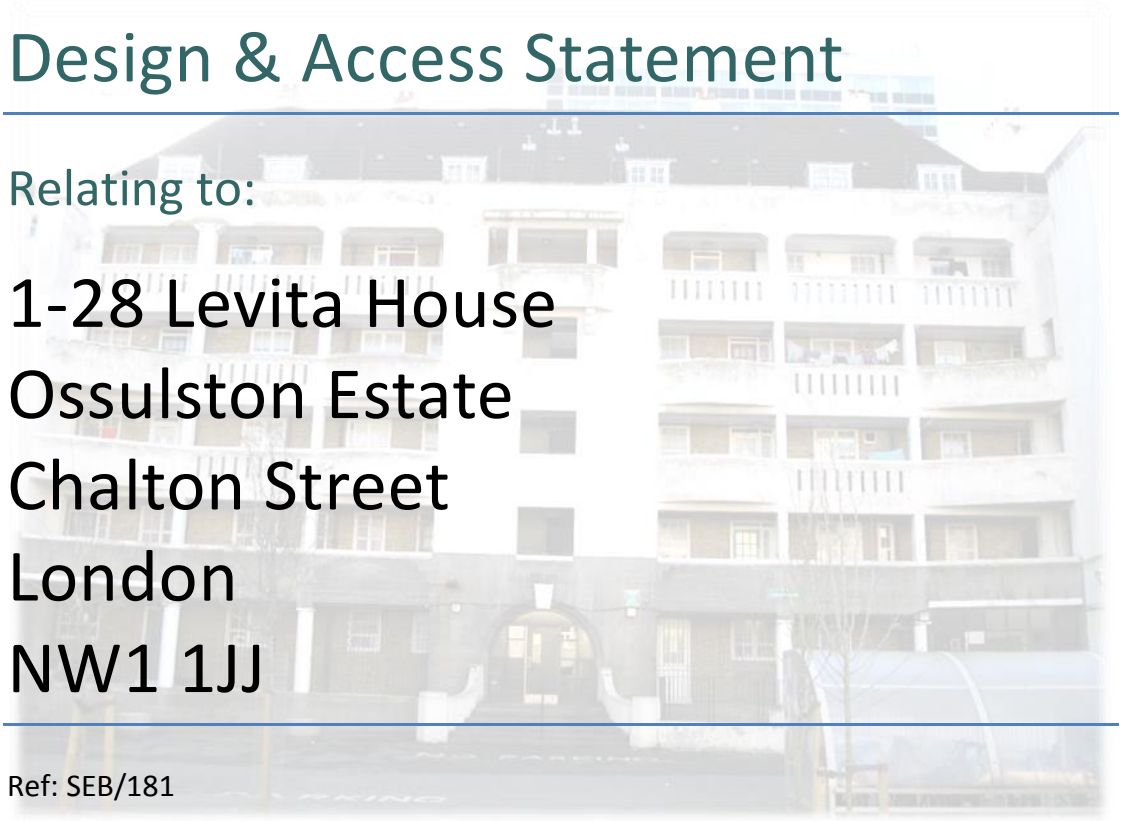
Heritage Surveys Limited

Design & Access Statement



Relating to:

1-28 Levita House
Ossulston Estate
Chalton Street
London
NW1 1JJ

Ref: SEB/181

Version: One

Report date: 9 May 2014

Table of contents

1 Introduction

1.1 Introduction

This Design & Access Statement is submitted to accompany an Application for Planning Permission for renewal of windows in 1-21 Levita House including also Nos. 26 and 28 Chalton Street, excluding the retail shop fronts which will be retained as existing.

The application also relates to the replacement of flat entrance doors and replacement roof coverings.

An application for Listed Building Consent has also been submitted for which a separate Conservation Plan has been prepared. Please refer to that document for the schedule of photographs.

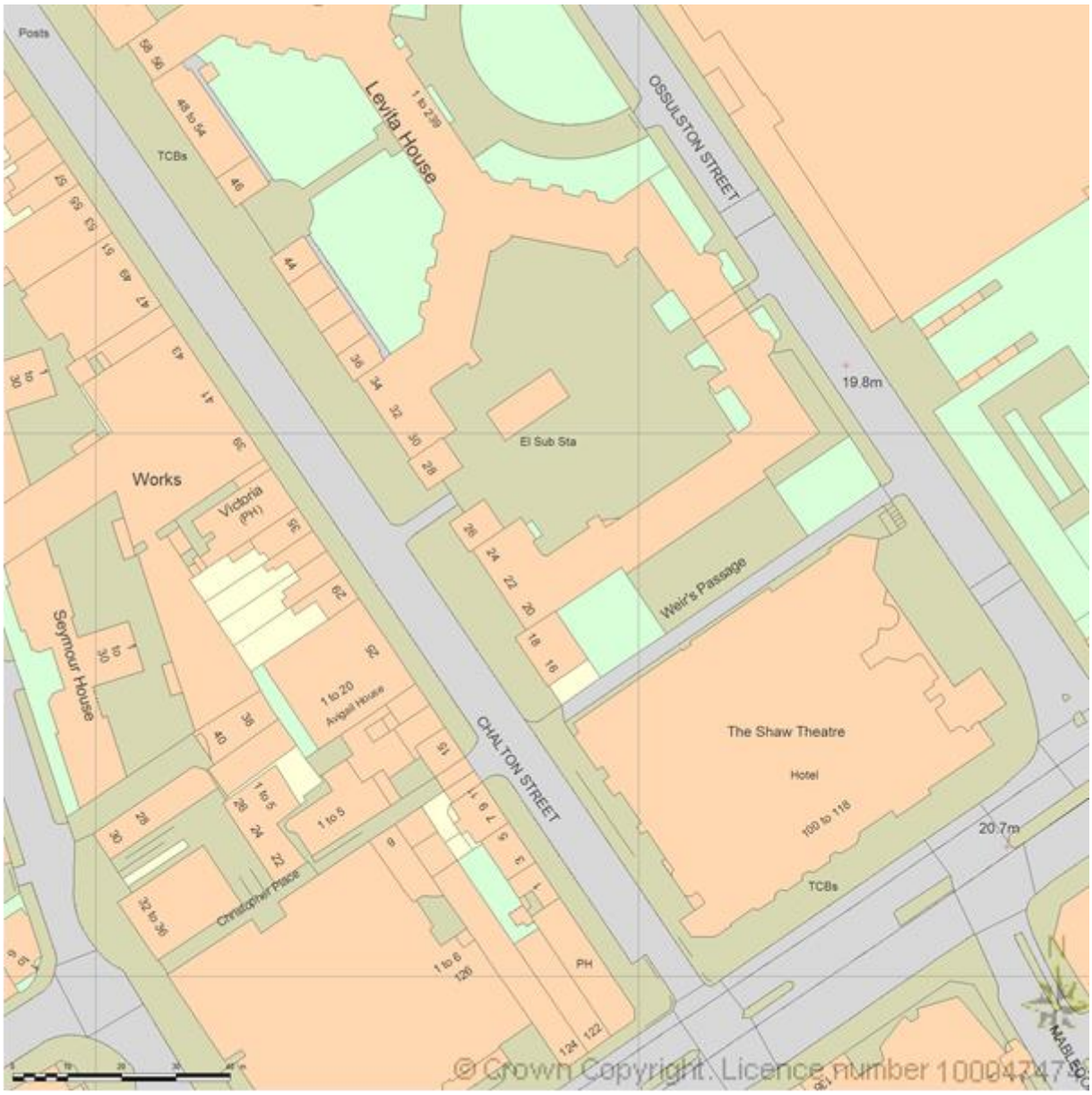
2 Site

2.1 Location

Levita House is part of a Grade II listed 4 and 6 storey residential block. It incorporates 21 flats plus maisonettes over 26 and 28 Chalton Street as 3 storey wings. The project also includes flats at 16 Chalton Street above retail units.

The Chalton Street elevation incorporates a number of retail properties. No work is planned to the retail shop fronts.

The site forms part of the Ossulston Estate in the Somers Town area of the London Borough of Camden.



3 Proposals

3.1 Roof Re-covering

It is proposed to re-cover the pitched tiled roofs and the flat roofs.

The pitched tiled roofs will be re-covered with a combination of salvaged tiles from existing as well as replacement using Sandtoft double roman tiles of very similar appearance and profile. Dormers will be re-clad in lead to match the original design, as will flashings and other weathering details.

Flat roofs will be covered with a liquid membrane type system over the existing asphalt.

The parapet gutters to the main roof will be retained but relined with insulation and liquid applied membrane to give an improved working depth to avoid leaks and overflowing.

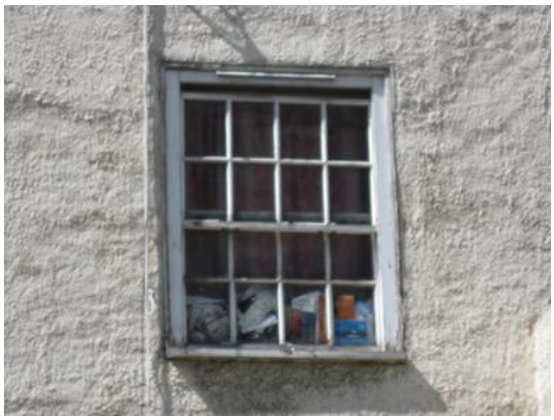
3.2 Windows

The existing windows comprise very poor condition single glazed type, in a combination of vertical sliders, casements (open out) and open in style bottom hung “hopper” windows to the communal access balconies.

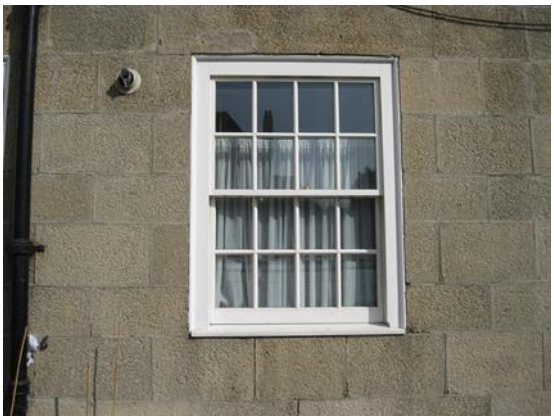
It is proposed to replace the existing windows with factory painted white timber double glazed windows with similar aesthetic and operational features to the existing. The intention is to develop a window replacement scheme that is in accordance with Secured by Design principles and therefore, on the access balconies, a tilt and turn style window will be used offering more secure locking, but with the benefit of an open-in style of operation which will be similar to the existing.

The replacement windows will offer improved acoustic and thermal benefits to residents.

Materials have been considered for the frames and given the listed nature of this block and works undertaken to adjacent blocks. Timber windows have been selected offering the most sympathetic replacement material enabling sight lines to be replicated as far as reasonably practicable. PVC and aluminium framed windows have been discounted in this instance.



Existing sash window



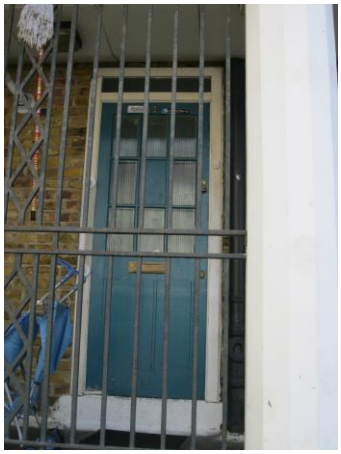
Proposed replacement sash window type as fitted in adjacent Levita House block

Windows will be double glazed incorporating a soft coat low emissivity layer with an argon gas filled cavity. The specification will comply with Part L of the Building Regulations.

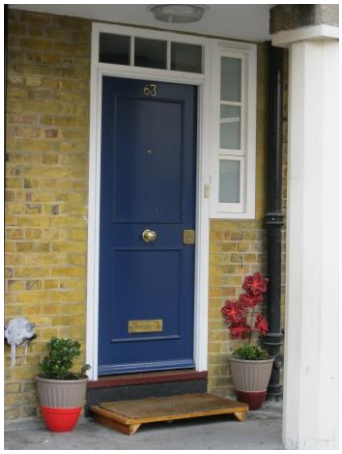
The double glazed spacer bars will be white, including the provision of spacer bars at the Georgian glazing bar detail, again to, as far as reasonably practicable, imitate the style of the existing glazing bars provided in the opening sashes and casements.

3.3 Doors

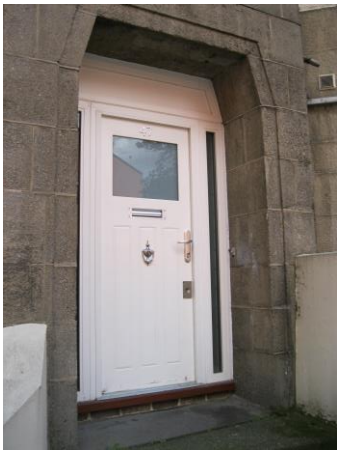
The intention is to replace flat entrance doors, again to follow the principles of Secured by Design but also to improve fire safety. Doors contain a considerable amount of glass and in the unfortunate event of a fire present a risk to residents in adjacent properties in "dead end" single escape route locations. Should they need to be evacuated, they may potentially need to pass by the flat which might be on fire. The existing, effectively half glazed, flat entrance doors do not provide much protection in this event at all.



Existing Levita entrance door (This example behind railings).



Replacement door fitted to No 63 Levita in adjacent block.



Replacement door fitted to 47 Levita, adjacent block.

Various replacement doors have been fitted to the adjacent block, examples indicated above.

3.4 Refuse Chute

The main building this provide with an external steel refuse chute. This is disused and welded shut. The intention is to remove this and reinstate communal access balcony walls to match the adjacent original design.

4 Accommodation

4.1 Generally

No internal alteration works are proposed.

The number and layout of flats currently provided with be retained entirely in their current format.

5 Access

5.1 Vehicular and Transport

The property is extremely well located for public transport and vehicular access.

There is an internal restricted access courtyard, no changes are proposed to this whatsoever. It appears that this courtyard is used by service vehicles only.

5.2 Inclusive Access

No changes are proposed to the access arrangements or use of the block. Ramped level access is currently provided and the block has recently been provided with a new lift installation.

6 Conclusion

The block is in poor condition externally. A major works project of envelope repairs and renewals is required to improve quality of the living environment, security, acoustic and thermal performance and in accordance with good life cycle renewal practice.

The specification and design of the works has taken into account the existing building status as well as works that have already been approved and undertaken on adjacent parts of the block and Ossulston Estate.

The proposal to replace windows in timber double glazed type will replicate the existing as far as reasonably practicable and therefore minimise the visual impact of changes whilst complying with current building regulations and following the principles of Secured by Design.

The roof will be re-covered retaining existing tiles as far as possible on some slopes with new similar provided on others. All other roof detailing will match existing as far as reasonably practicable and where in accordance with current good practice.

The proposal to remove the refuse chute on the front of the building will offer enhanced appearance to the building and remove a redundant feature that will become a maintenance liability.