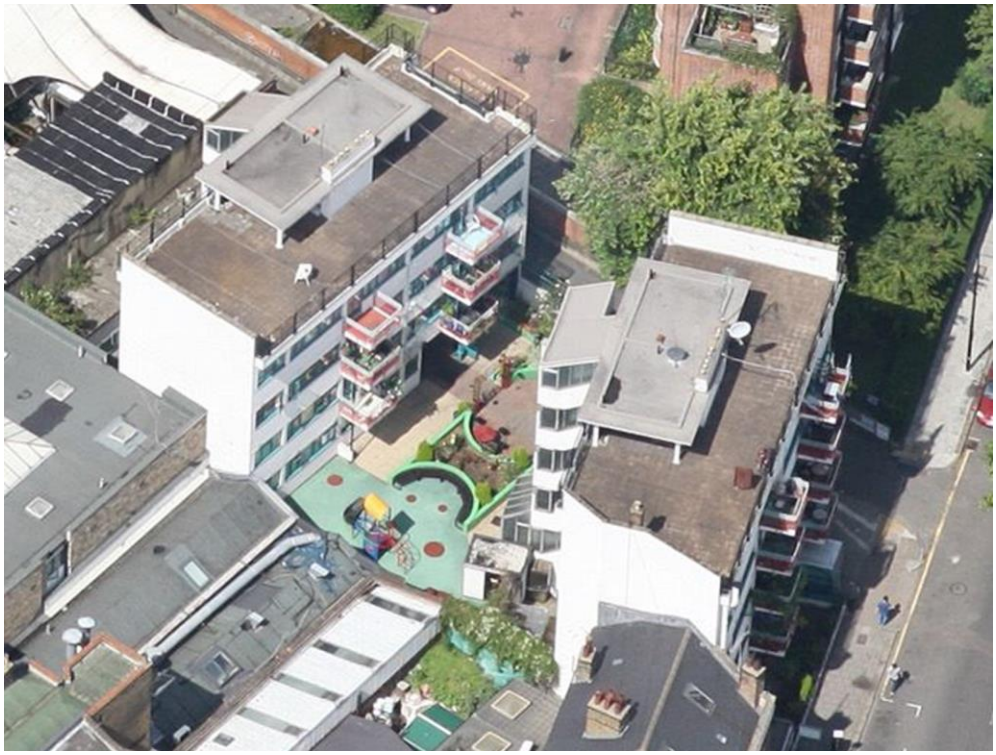
DESIGN & ACCESS STATEMENT



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

EXTERNAL INSULATION & WINDOW REPLACEMENT

For

Origin Housing

brodie**plant**goddard architects.

October 2014 RM/LJ/3649

CONTENTS

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

3649/PL_00 SITE LOCATION PLAN
3649/PL_01 TYPICAL FLOOR PLANS
3649/PL_02 BLOCK A EXISITNG ELEVATIONS
3649/PL_03 BLOCK B EXISITNG ELEVATIONS
3649/PL_04 EXISITNG WINDOWS TYPES A-R
3649/PL_05 EXISITNG WINDOWS TYPES S-DD
3649/PL_06 BLOCK A PROPOSED ELEVATIONS
3649/PL_07 BLOCK B PROPOSED ELEVATIONS
3649/PL_08 PROPOSED WINDOWS TYPES A-R
3649/PL_09 PROPOSED WINDOWS TYPES S-DD
3649/PL_10 TYPICAL WINDOW & OVERCLADDING DETAILS

INTRODUCTION

This design and access statement has been prepared in support of a planning application for the addition of external wall insulation and 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_10.

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.

ACCESS AND TRANSPORT

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 steel 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 This will be achieved by the use of double glazed steel casement windows that match the existing single glazed windows. The character of the building will be maintained by retaining and reproducing the elevations features such as the windows meaning that the appearance of the building will not change.

EXISTING ELEVATIONS

PROPOSALS – LAYOUT AND DESIGN

Origin Housing Association have identified the buildings within this planning application as suitable candidates to upgrade the thermal performance of the structure to help reduce fuel poverty within their estate.

Grants have been secured for this work which will involve the application of insulation board fixed to the existing face of the building with a covering of self-coloured acrylic render to match the existing elevations.

The existing windows are single glazed steel Crittal windows which provide very poor heat efficiency and are prone to condensation and mould growth.

The proposals illustrate the replacement of the existing single glazed steel Crittal windows with double glazed steel Crittal windows to match the existing. This will ensure that the character of the existing building is retained.

Single glazed steel Crittal casement windows are very poor at conserving energy. The heat loss through single glazing which has a U-Value of 5.8 is around 70%. This makes heating the residential dwellings expensive as there is a continual 70% heat loss through the glass. The double glazing will help reduce heat loss by at least 50% and help reduce draughts by around 80% helping to reduce fuel poverty and improve the living conditions of the tenants.

The new windows will provide improved insulation levels that comply with Part L of the Building Regulations for improved thermal insulation. The new frames have enhanced u-values, double glazing and are 100% recyclable. The frames and window locks to be installed will comply with secure by design standards and provide additional security for the tenants.

The proposed double glazed window frames do not increase in size from the existing single glazed window frames, allowing the appearance of the windows to remain unchanged. The additional pane will help reduce condensation and heat loss from the properties.

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

OVERCLADDING SYSTEM DESIGN

The current building does not reach the energy efficiency requirements as laid out in the building regulations Part L1B and as such is expensive to heat which causes tenants problems.

The proposals illustrate the overcladding of the existing facades using an external solid wall insulation system, which not only improves the energy performance of the buildings, but helps to improve the weather protection of the building.

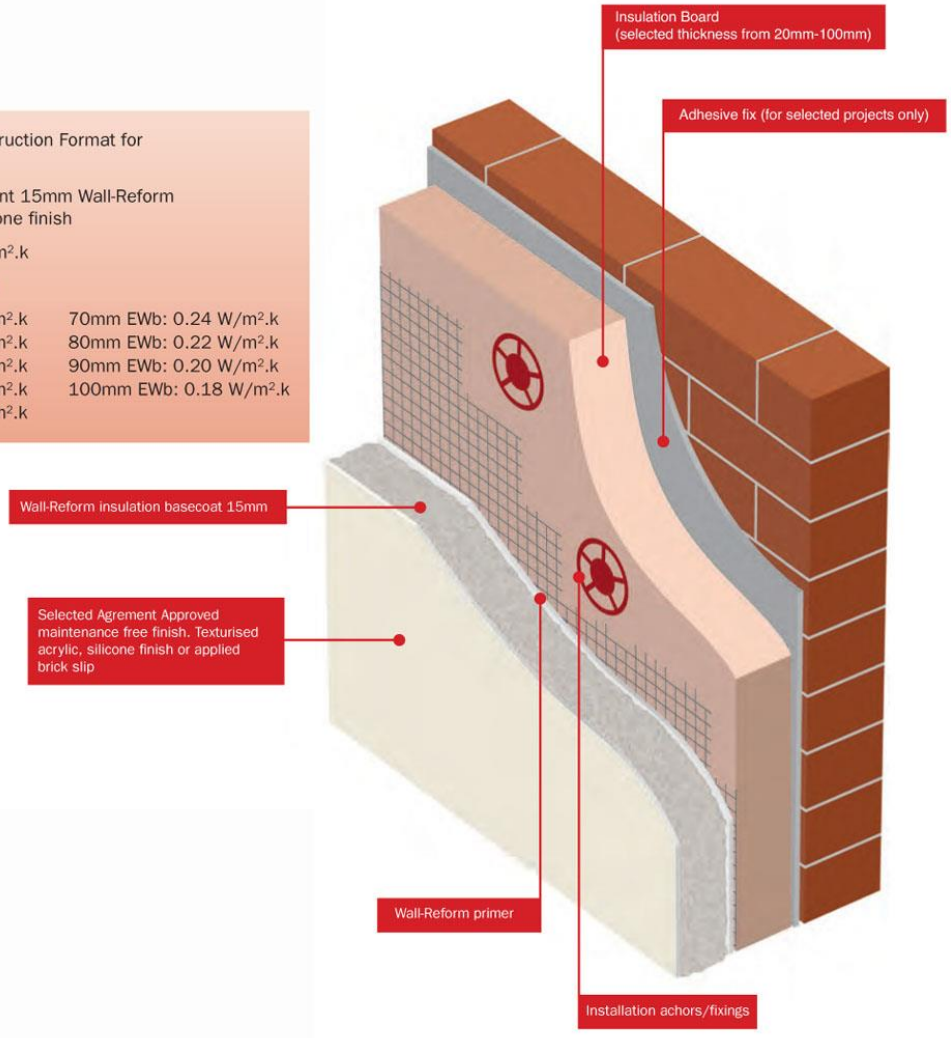
U-values Typical Construction Format for 215mm brickwork

Allowing for a consistent 15mm Wall-Reform and 2mm acrylic/silicone finish

Un-insulated: 2.10W/m².k

Resultant value with:

20mm EWb: 0.61 W/m².k	70mm EWb: 0.24 W/m².k
30mm EWb: 0.47 W/m².k	80mm EWb: 0.22 W/m².k
40mm EWb: 0.39 W/m².k	90mm EWb: 0.20 W/m².k
50mm EWb: 0.31 W/m².k	100mm EWb: 0.18 W/m².k
60mm EWb: 0.27 W/m².k	



SUSTAINABILITY

Energy

The proposed overcladding system will enhance the thermal resistance value of the walls improving the insulation values within the dwellings. It will also help combat the problem of condensation.

The new windows will be thermally efficient helping further 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

This improvement in the living conditions of the tenants is an important contribution to the reduction of fuel poverty. The proposed works will improve the energy rating of the building and the replacement of the windows will also increase security within the flats. We hope that these improvements and benefits will be considered sufficiently valuable to grant approval to this project.

brodie**plant**goddard *Building for the future*

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.