

## DESIGN & ACCESS STATEMENT



### SIDNEY ESTATE - ST FRANCIS, ST GEORGE'S AND ST CHRISTOPHER'S, NW1 WINDOW REPLACEMENT

For

**Origin Housing**

brodie**plant**goddard architects.

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RM/LJ/3591



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### **Appendix A – Typical window replacement specification**

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

3711/PL 000 LOCATION PLAN  
3711/PL 001 EXISTING ELEVATIONS  
3711/PL 002 EXISTING ELEVATIONS  
3711/PL 003 EXISTING ELEVATIONS  
3711/PL 004 EXISTING ELEVATIONS  
3711/PL 005 PROPOSED ELEVATIONS  
3711/PL 006 PROPOSED ELEVATIONS  
3711/PL 007 PROPOSED ELEVATIONS  
3711/PL 008 PROPOSED ELEVATIONS  
3711/PL 009 WINDOW SCHEDULE  
3711/PL 010 WINDOW SCHEDULE

## 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:  
3711/PL000 - 3711/PL010.

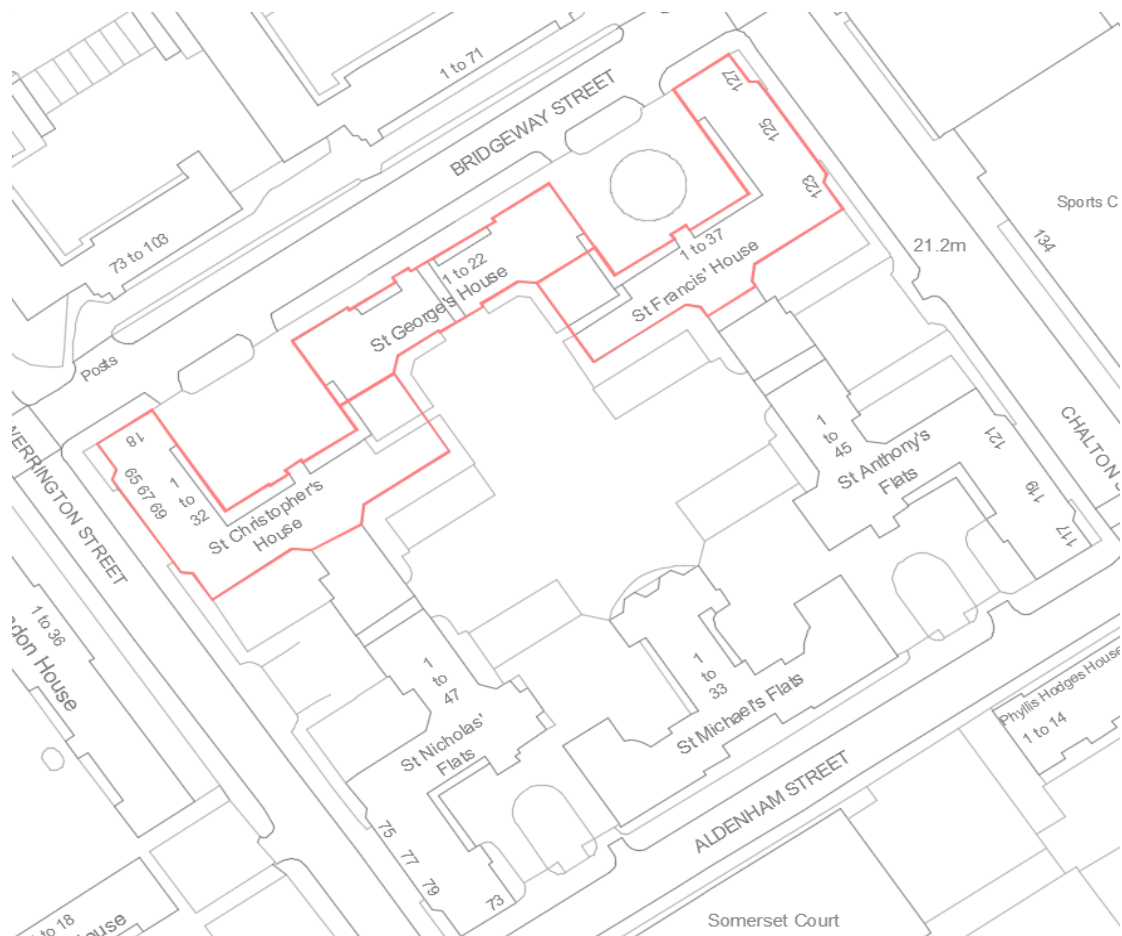
## SITE ANALYSIS AND EVALUATION

The site is along Werrington

Street, Bridgeway Street and Charlton Street – as shown by the red line on the plan. The site is located close to London Euston Rail Station and Euston Underground Station providing good access and transport links.

## PLANNING

The site is designated as a residential area, so no issues of change of use arise. The site is not in a Conservation Area nor does it contain any listed buildings.



## PROPOSALS – LAYOUT AND DESIGN

The existing windows are a mixture of Critall single glazed steel windows and timber framed single glazed which provide very poor thermal performance and are prone to condensation and mould growth.

The new proposed timber framed double glazed windows will provide

greatly improved insulation levels, improved security through multipoint locking systems. Trickle ventilation to prevent condensation, safe cleaning hinges to reduce maintenance requirements and will also provide one window per flat to allow egress in the event of fire.



St Christopher's House – Showing Existing Glazing Units



St Anthony's House – Showing Timber Glazing Units





St Christopher's House – Showing Existing Glazing Units



St Anthony's House – Showing Timber Glazing Units

The proposals illustrate the replacement of the existing steel single glazed window frames with timber frames.

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.

The window fenestration has been repeated as shown on the enclosed drawings.

The proposed timber units will be more in keeping with the adjoining buildings that form the rest of The Sidney Estate, which all feature timber windows as shown above. The vast majority of the surrounding buildings feature timber windows, so there would not be an issue with matching the character of the neighbourhood.



A previously submitted planning application (PS9904791) which included the replacement of windows on other blocks of Sidney Estate was been granted with no issues. Therefore we foresee no issues in replacing the remaining windows to match the overall estate.

## **SUSTAINABILITY**

### **Energy**

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

### **Materials**

The new works will use materials and construction types will match the existing and surrounding buildings.

### **Waste**

Construction 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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