

DESIGN & ACCESS STATEMENT
FRONT ELEVATION WINDOW REPLACEMENT
FLAT 2 (SECOND AND THIRD FLOOR)
68 NEAL STREET WC2H 9PA

Introduction

This design and access statement, including a heritage statement, has been prepared in support of a planning application for the replacement of existing front elevation windows.

Site Analysis And Access

The site fronts onto Neal Street. The site is located in Covent Garden and has good access and transport links such as bus, railway and underground services. Neal Street is semi-pedestrianised but is suitable for the brief unloading and loading of materials although not for longer term stopping or parking of vehicles. The site location plan submitted with the application shows the location of the site.

Heritage Statement

The site is a flat in continuous residential use since at least 1987 and no change of use is proposed. The site is within a Conservation Area but does not form part of a listed building.

It is necessary to replace the existing front elevation windows at the site, which are believed to date from the mid-1980's, due to their poor condition. Any replacement windows should comply with Part L of the Building Regulations for improved thermal insulation. It is, however, also important to ensure that the heritage design features of the site, such as the timber sash windows, are not lost and that the character of the property is retained. This goal will be achieved by the use of double glazed sash windows of timber construction as more fully described below.

Design Proposals

The existing windows are single glazed timber sash windows which are in poor condition and do not comply with current Building Regulations requirements. They provide very poor heat efficiency and are prone to condensation, rot and mould growth.

The proposals submitted with the application illustrate the impact to the front elevation¹ of the replacement of the existing single glazed timber sash windows with double glazed timber sash windows.

¹ The rear elevation windows do not need to be replaced and thus no rear elevation plans are provided.

The new double glazed units will be slim line, allowing the new window to be the same size as the existing single glazed windows. This will ensure that the character of the existing building is retained. The additional glazing layer will help reduce condensation and heat loss from the properties and will comply with Part L of the Building Regulations.

The second floor front elevation double glazed replacement windows will match the existing single glazed windows in terms of width, height, sash dimensions, number of panes per sash (6 panes over 6 panes in total), moulding and glazing bar size and style, and sash horn size and design. The character of the building will be maintained by retaining and reproducing the elevation features of the existing second floor single glazed windows in the new double glazed replacement windows.

The third floor front elevation double glazed replacement windows will also match the existing single glazed windows in terms of width, height, sash dimensions, molding and glazing bar size and style, and sash horn size and design, although the number of panes per sash would be changed, from 2 panes over 2 panes in total for the existing single glazed windows to 6 panes over 6 panes in total for the new double glazed replacement windows. The additional panes in the new third floor double glazed replacement windows should enhance the character of the property, as the 6 panes over 6 panes design is in accordance with the design of the first and second floor windows of the property as well as the window designs of the neighbouring properties. The other design features of the new third floor double glazed replacement windows should maintain the character of the building by retaining and reproducing the other elevation features of the existing third floor single glazed windows in the new third floor double glazed replacement windows.

The photo below shows the existing single glazed windows at the site (building at the left with the sign) and the timber sash windows of the neighbouring buildings to the right of the site (the building to the left of the site is of modern construction and has casement rather than sash windows).



Impact Statement/Conclusion

The proposed works will have no detrimental impact on the character of the property or the Seven Dials Conservation Area and thus planning consent to replace the existing front elevation windows at the site with new double glazed sash windows of timber construction is requested.