

Design and Access Statement

Replacement windows Carnegie House, 1 – 9 and 10 – 24 NW3 1JE

Introduction

Carnegie House consists of a pair of purpose built blocks of flats believed to date from the 1950s. The blocks consist of 24 flats. The retail units on the Ground Floor of Block 10 – 24 are excluded from these planning proposals as there are separate proposals for each block.

The properties retain their metal “Crittall” casement windows which have exceeded their design life-span and have lost their original paint finish.

Camden Council are required to refurbish their housing stock in order to improve their living conditions for residents and one aspect of meeting the standard is to increase the thermal comfort level within a property by installing double glazed replacement windows.

Proposed Design

Aluminium PPC coated framed double glazed windows with a white finish are the preferred option to replace the existing windows for the following reasons: -

- Aluminium windows are largely maintenance free therefore saving the Council Housing Department and Leaseholders from the expense of regular cyclical redecoration and the associated scaffold costs.
- We have looked carefully at the ventilation requirements to meet the Building Regulations and consider that over-glass vents are the best solution.
- The replacement windows will be fitted with multi-point locking mechanisms and will increase the level of security available to residents.
- The windows will be internally beaded to ensure security, externally beaded windows are considerably less secure.
- The double glazing will increase the SAP ratings of the dwellings by approximately 5 points.

Layout

No changes are proposed to the external layout, orientation etc.

Scale

Details of the dimensions are shown on the drawings.

Landscaping

No changes are proposed to any landscaping.

Appearance

No changes are proposed to the exterior fabric of the Building other than the replacement of the windows.



Use

No change of use is proposed

Access

No changes to the existing access are proposed.

Photographs

Aerial View



Front Elevation



Side Elevation





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