

## DESIGN & ACCESS STATEMENT



### **44 A-D SHORTS GARDENS & 1 A-D NOTTINGHAM COURT** WINDOW REPLACEMENT

For

**Origin Housing Group**

brodie**plant**goddard architects.

May 2016    RM/RMC/3839



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

3839/PL00 - SITE PLAN

3839/PL01- EXISTING ELEVATIONS NOTTINGHAM COURT

3839/PL02 – EXISTING WINDOW & DOOR SCHEDULE NOTTINGHAM COURT

3839/PL03 – EXISTING ELEVATIONS SHORTS GARDENS

3839/PL04 – EXISTING ELEVATIONS SHORTS GARDENS 2

3839/PL05 – EXISTING WINDOW & DOOR SCHEDULE SHORTS GARDENS

3839/PL06 – PROPOSED ELEVATIONS NOTTINGHAM COURT

3839/PL07 – PROPOSED WINDOW & DOOR SCHEDULE NOTTINGHAM COURT

3839/PL08 – PROPOSED ELEVATIONS SHORTS GARDENS

3839/PL09 – PROPOSED ELEVATIONS SHORTS GARDENS 2

3839/PL10 – PROPOSED WINDOW & DOOR SCHEDULE SHORTS GARDENS

## INTRODUCTION

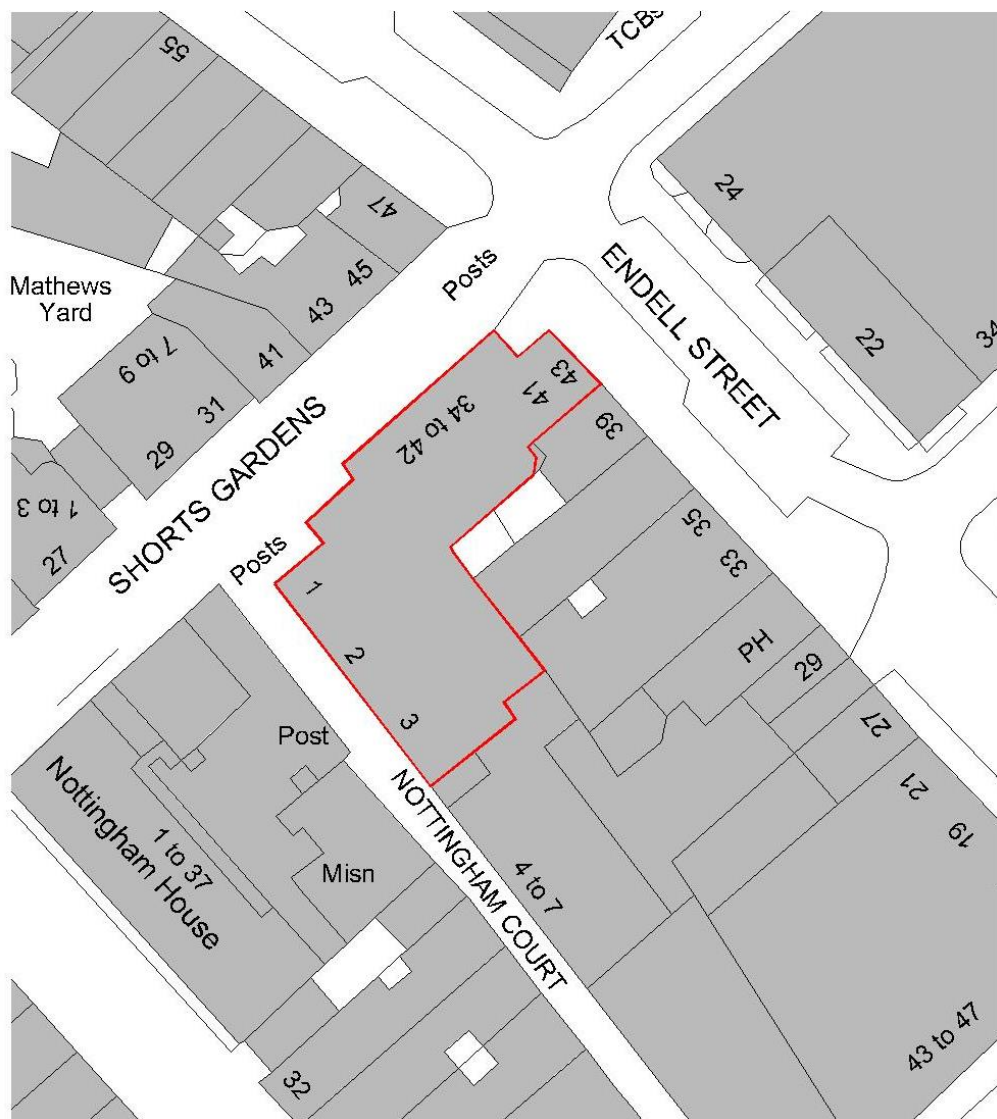
This design and access statement has been prepared in support of a planning application for the replacement of existing windows. The site is owned by Origin Housing Group.

It should be read along with drawings:

3839/PL00 – 3839/PL10

## SITE ANALYSIS AND EVALUATION

The site – as shown by the red line on the plan - fronts onto Shorts Gardens, Endell Street & Nottingham Court. The site comprises of 8 dwellings at first to 4<sup>th</sup> floor level, with a mix of leasehold and tenanted accommodation.





## ACCESS AND TRANSPORT

The site is located in Covent Garden and has good access and transport links such as bus, railway and underground services. The site is to the North of Covent Garden underground station.

## PLANNING STATUS

The site is designated as a residential area, so no issues of change of use arise. The site is located within the Seven Dials Covent Garden Conservation Area however does not contain any listed buildings

## EXISTING ELEVATIONS



## **PROPOSALS – LAYOUT AND DESIGN**

The existing windows are predominantly single glazed timber casement 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 timber casement windows with pre-finished double glazed aluminium casement windows.

Single glazed timber casement windows are very poor at conserving energy and provide poor acoustic insulation. The heat loss through single glazing which has a low U-value makes heating the residential dwellings expensive as there is a continual heat loss of approximately 70% through the glass. The new double glazed windows will have a greatly improved acoustic performance to the existing single glazed windows. The double glazing will help reduce heat loss, help reduce draughts and provide increased acoustic insulation in a noisy area helping to reduce fuel poverty and improve the living conditions of the residents.

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 residents.

The window fenestration has been replicated on both the front & rear facades of the property.

## **SUSTAINABILITY**

### **Energy**

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

### **Materials**

The new works will use materials that are fully recyclable

### **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, security and fire escape provision 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 residents.





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