DESIGN & ACCESS STATEMENT

FLATS 1-66 HOLSWORTHY SQUARE, ELM STREET, LONDON WC1X 0AU

WINDOW REPLACEMENT

For

Origin Housing Group

brodie**plant**goddard architects.

Revision A July 2016 RM/RMC/3821

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

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INTRODUCTION

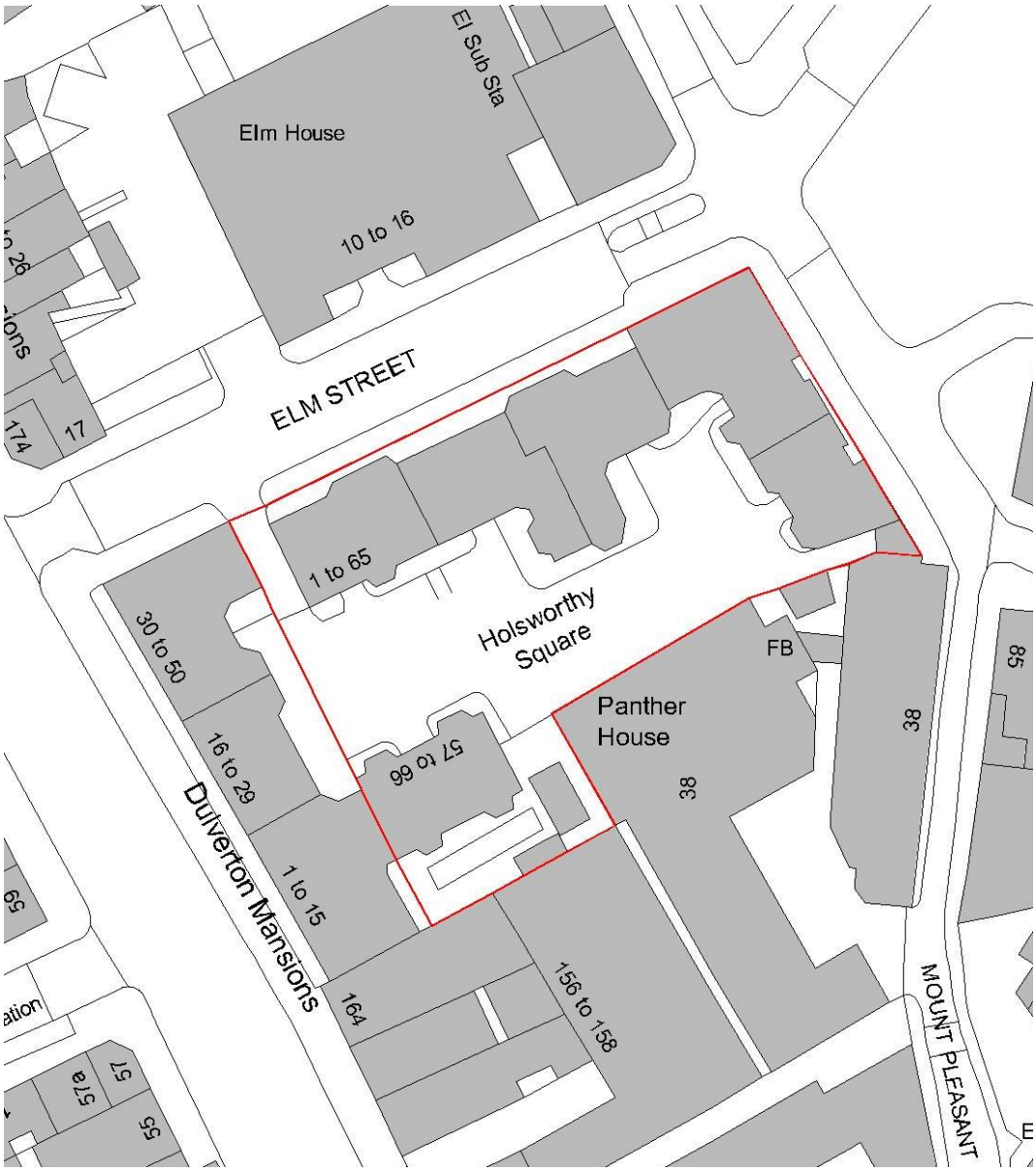
This design and access statement has been prepared in support of a planning application for the replacement of existing windows. The site is owned by Origin Housing Group.

It should be read along with drawings:

3821/PL00 – 3821/PL10

SITE ANALYSIS AND EVALUATION

The site – as shown by the red line on the plan - fronts onto Elm Street & Mount Pleasant. The site comprises of 66 tenanted flats over 6 floors. The building underwent major refurbishment and modernisation completed in 1987 with the addition of new access staircases, walkways & canopies, lifts and internal flat reconfigurations.



ACCESS AND TRANSPORT

The site is located in Gray's Inn and has good access and transport links such as bus, railway and underground services. The site is to the North Chancery Lane 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 Hatton Garden Conservation Area however does not contain any listed buildings

Front Elevation – Elm Street

EXISTING ELEVATIONS

Rear Courtyard Elevation

Rear Courtyard Elevation

PROPOSALS – LAYOUT AND DESIGN

The existing windows are predominantly single glazed timber sliding sash 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 sliding sash windows with pre-finished double glazed timber sliding sash windows.

Single glazed timber sliding sash windows are very poor at conserving energy and provide poor acoustic insulation, in addition to being very draughty. 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, in addition to the continual heat loss due to draughts. 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 and double glazing. 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 timber windows will use materials that replicate the existing.

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, acoustic insulation, 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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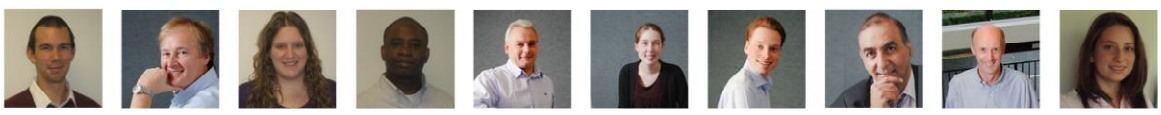

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