

DESIGN AND ACCESS STATEMENT

FOR

EXTERNAL WINDOW REPLACEMENT WORKS

AT

**1-30 LAYSTALL COURT
CAMDEN
LONDON
WC1X 0AH**

PREPARED BY

PELLINGS LLP

OUR REF: **AM/510.022**

DATE: **25TH JULY 2016**

C O N T E N T S

- 1. INTRODUCTION**
- 2. EXISTING PROPERTY**
- 3. PROPOSED WORKS**
- 4. CONCLUSION**

APPENDICES

APPENDIX A – SCHEDULE OF PHOTOGRAPHS

APPENDIX B – ELEVATION DRAWINGS REFERENCING THE WINDOW TYPES

1.0 INTRODUCTION

This Design and Access Statement, together with the photo schedule and drawings, is submitted in support of a Planning Application for the proposed window replacement to all elevations works at Laystall Court, Camden, WC1X 0AH.

The property will continue to be used by the residents during the works.

2.0 EXISTING PROPERTY

Laystall Court is an eleven story residential block of flats built circa (1960s). The Main external walls are of fair-faced solid brickwork construction, with decorated concrete bands between floors. An undercroft car park is at basement level.

The attached photographs and drawings (Appendix A) show the existing building.

The existing window fenestration is a mixture sizes and are currently original single glazed crital casement windows. The windows generally are in poor condition with numerous windows showing deterioration of putty, draughts, steel corrosion and are thermally inefficient.

3.0 PROPOSED WORKS

The London Borough of Camden are proposing to replace all existing single glazed crital windows with a modern equivalent to match the existing fenestration.

Pre-Planning advice was obtained on the 10th June 2016 by Rachel Parry of London Borough of Camden, who advised that Aluminium windows were the preferred alternative as part of the replacement works.

Taking into consideration that the building is set within a conservation area, we propose to replace existing windows with Aluminium double glazed units. The proposed windows will match the existing fenestration and colour as closely as possible with a modern equivalent.

There are currently 6no. window types at Laystall Court as shown on the elevation drawings in Appendix B. It is proposed that the position of fanlights and side opening windows will be the same as that of the existing windows.

4.0 CONCLUSION

The replacement of the windows will have a positive impact on Laystall Court, providing substantial improvement to the thermal efficiency, security, reduction of noise, ease of use and long term maintenance. Windows will be installed by FENSA approved contractors and will be in accordance with the current Building Regulations including Approved Document N - Glazing and Approved Document L – Conservation of Fuel and Power.

The installation of Aluminium windows with a heritage design is often a modern solution for replacement of old steel windows due to the Heritage features and slim frame in comparison to other materials. The proposed windows will have a powder coated finish in a colour to match existing.

The intention is for the proposed works to enhance the existing building and its tenants/ leaseholders by being sympathetic to the design, colours used, style, materials and finish of the existing structures and surrounding area and the local environment.

A Building Regulations application will be submitted as required in conjunction with this planning application to ensure that all issues relating to Building Control are adhered to and satisfactorily carried out in order to be approved by the Building Regulations Officer.

Taking into consideration all of the issues detailed above, it is hoped that the proposals as outlined in this Design and Access Statement, and additional submitted documentation, will result in this planning application being successful and planning permission being approved.

APPENDIX A
SCHEDULE OF PHOTOGRAPHS



FRONT ELEVATION OF LAYSTALL COURT





INTERNAL HANDLE AND DEFECTIVE PUTTY



WINDOW TYPE A



WINDOW TYPE B



WINDOW TYPE C



WINDOW TYPE D



WINDOW TYPE E



WINDOW TYPE F

APPENDIX B

EXISTING ELEVATION DRAWINGS AND WINDOW TYPES



NOTES:
 Report all discrepancies, errors and omissions
 Do not scale from this drawing.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description	Name



CLIENT LONDON BOROUGH OF CAMDEN		PROJECT 6 Lancaster Grove, Camden NW3 4NX	
TITLE North West & South West Elevations As Existing	DATE 15.06.16	SCALE 1:200 @A3	DRAWN MV
DRAWING No 510 222 101		Architecture & Planning ■ Building Surveying ■ Project Management Cost Consultancy ■ CDM Co-ordination	



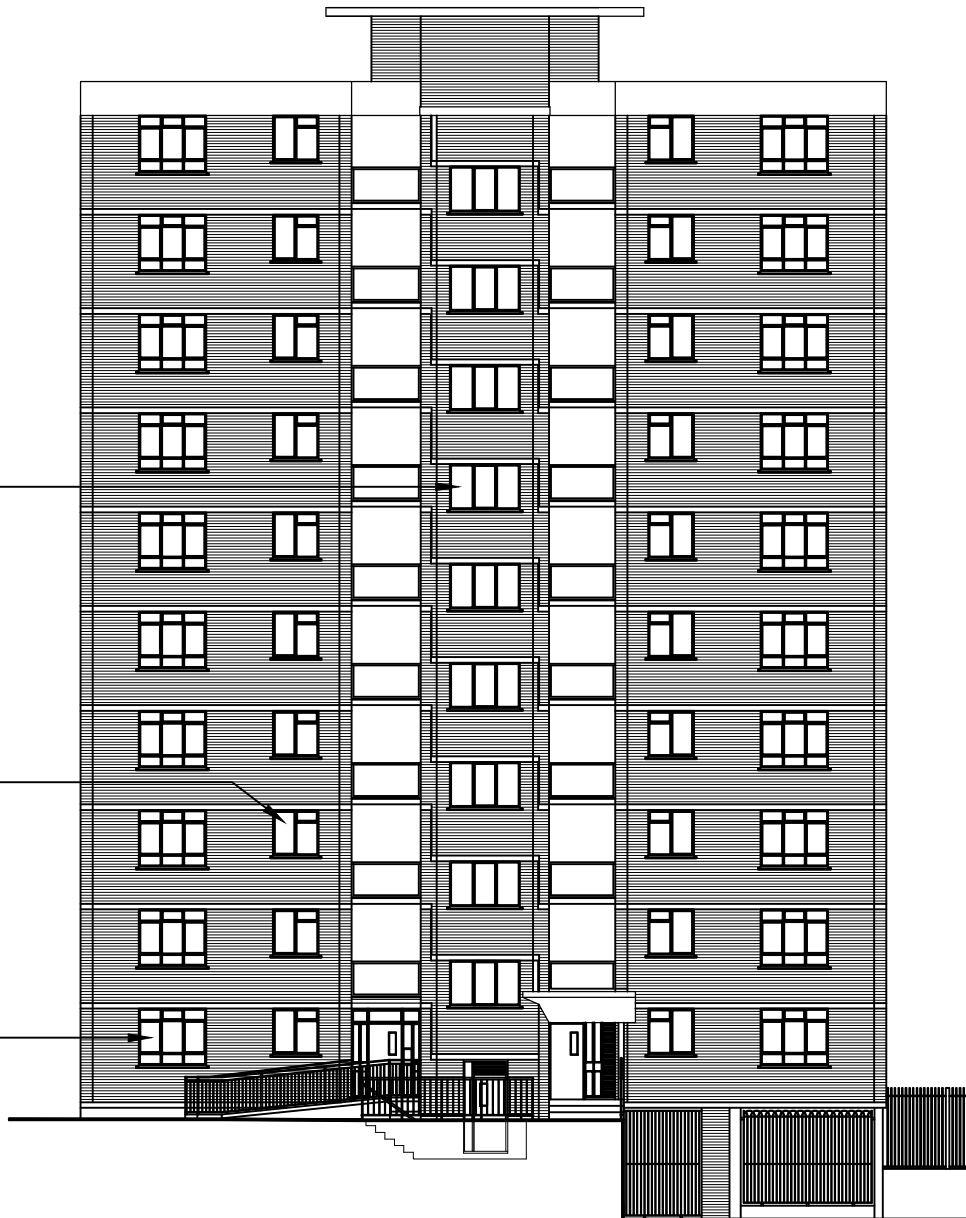
Window Type F



Window Type B



Window Type A



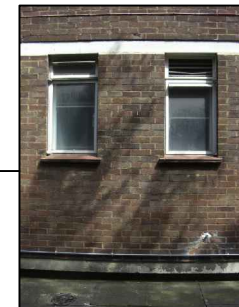
REAR ELEVATION (SOUTH EAST)



SIDE ELEVATION (NORTH EAST)



Window Type E



Window Type D



NOTES:

Report all discrepancies, errors and omissions
Do not scale from this drawing.
Verify all dimensions on site before commencing any work or preparing shop drawings.
All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.

This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description	Name



PELLINGS LLP Northside House Mount Pleasant Barnet EN4 9EB t 020 8441 8500 f 020 8441 4616 e barnet@pellings.co.uk www.pellings.co.uk		Architecture & Planning • Building Surveying • Project Management Cost Consultancy • CDM Co-ordination	
CLIENT	LONDON BOROUGH OF CAMDEN	PROJECT	6 Lancaster Grove, Camden NW3 4NX
TITLE	North East & South East Elevations As Existing	DATE	15.06.16
		SCALE	1:200 @A3
		DRAWN	MV
		CHK	
		DRAWING No	510 222 102