

DESIGN AND ACCESS STATEMENT

WC1: 1-19 Millman place/2-12 Millman Place, WC1N 3EA

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Incorporating

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1 INTRODUCTION

This is the design and access statement that is to accompany the planning application documents for the window replacement project at 1-19 Millman place/2-12 Millman Place, as part of the Camden Better Homes Programme.

2 DESIGN

Millman Place is a residential block of flats that is situated on Millman Street. The property was constructed circa 1975 and is made up of 30 residential units over five floors. Each residential floor level contains six flat units accessed via an elevator or stairwell. The building is of a concrete slab and frame construction externally clad render and rectangle red tiles.

There have been no significant external works undertaken to the property since the original base build, although common areas have undergone redecoration periodically. The elevator has also been refurbished and maintained since the original base build.

The proposed external refurbishment works at Millman Place are part of the London Borough of Camden's Better Homes Programme. The Better Homes Programme was started in 2011, and from 2016 to 2020, the London Borough of Camden plan to invest £250 million in to providing and updating existing housing stock in the borough.

Under the Better Homes Programme the London Borough of Camden plan to undertake the following works to properties 1-19 Millman place/2-12 Millman Place:

- Decoration to common areas
- Brickwork/windowsill repairs
- External decorations
- Roof repairs
- Window replacement
- Rainwater drainage repairs
- Replacement of waterproof covering on balcony

As a result of these works the erection of access scaffolding, including PIR alarm system and rubbish chutes, will be required, with an estimated site duration of 24 weeks.

As Millman Place is situated in a conservation area, the London Borough of Camden have approached replacing the existing single glazed aluminium windows with double glazed powder coated aluminium Crittal

type window, in a sensitive manner, to ensure that there is minimal changes in the fenestration patterns, whilst providing thermal benefits to properties that are incorporated in the scheme.

The replacement of the windows is the only aspect of the scheme that will make material change to the block. The application includes existing and proposed fenestration drawings for each elevation along with an existing and proposed cross section view drawing, which will detail changes to the sash, head, sill and frame.



Photograph 1: Existing aluminium horizontal sliding sash window at 2 – 12 Millman Place

As a guide the proposed window fenestration details were taken from a similar window replacement scheme at 24b-46d Millman Street in 2012. The window fenestration at Millman street matched the window type at Millman Place, and were replaced with aluminium powder coated casement windows.



Photograph 2: Powder coated aluminium casement windows at 20a – 50 Millman Street

After consultation with London Borough of Camden planning officers a number of alternative replacement options were discussed we were advised by the Planning Technicians that the installation PVCu

replacement windows would be unsuitable in a conservation area, since PVCu windows are not in keeping with the original base build construction and their installation would represent a significant change to the character of the building. As such polyester powder coated aluminium windows would appear to be the option that provides the least change to the character of the existing building and they provide greater insulation properties than the existing single glazed sliding sash windows.

The polyester powder coated aluminium casement windows are more suitable than sliding sash as they comply more closely with BS 8213-1:2004, which gives guidance on the design, construction, operation and maintenance of windows, including door height windows, for safety in use and during cleaning, including safe opening characteristics and the arrangement of window controls, to safeguard occupants and passers-by. Consideration was given to installing new horizontal sliding sash windows, however the sash, sill and head fenestration patterns would be significantly wider than the slimmer profile of the polyester powder coated aluminium casement windows.

3 ACCESS

The proposed works will have a very limited impact on access. The scaffolding and hoarding would be the only element to have an impact on access, however this would not impact on the highway. The scaffolding would also have very little effect on the traffic circulation, and any parking of contractor vehicles will be in designated areas. These areas will be agreed prior to any works beginning and all applications for parking bay suspensions will be agreed by highways or Camden Councils parking division. The project will not be undertaking any disabled access works. The site working hours will be between 8am – 5pm and will adhere to Camden Councils construction site noise working hours, which are 8am – 6pm Monday to Friday, and 8am – 1pm on Saturdays, however weekend works will be avoided and only undertaken where it is deemed necessary.

4 SUMMARY

The works outlined in the design and access statement are to be carried out with integrity, whilst the emphasis will revolve around maintaining the original character of the building. The replacement of the windows will improve the thermal properties within properties that are scheduled to have works undertaken and will add value to the London Borough of Camden existing housing stock, which is part of the wider Camden Better Homes Programme.

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