DESIGN & ACCESS STATEMENT

180 EVERSHOLT STREET,
NW1 1BL

WINDOW REPLACEMENTS

For

Origin Housing

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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

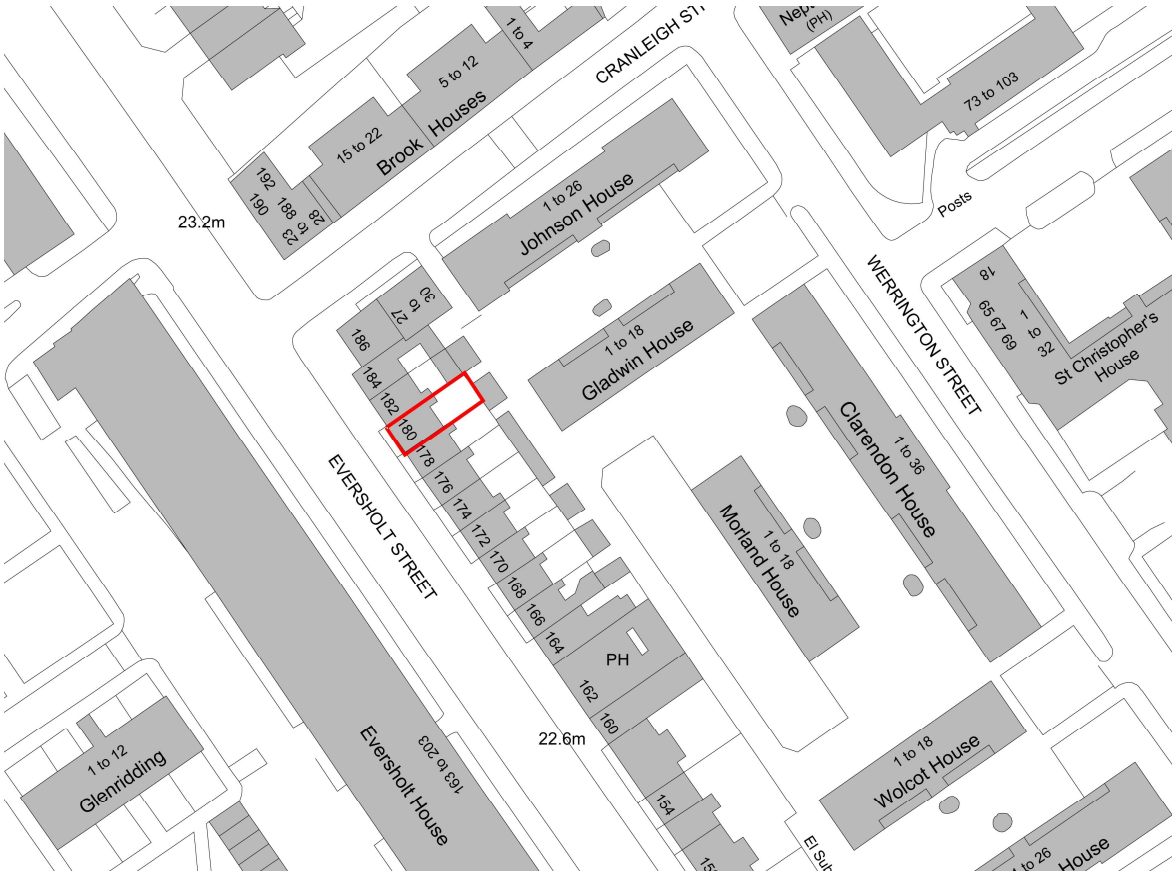
This design and access statement is in support of a planning application for the replacement windows of 180 Eversholt Street.
The property is owned by social housing landlord Origin Housing.

It should be read along with drawings:
3688_2/PL00, 3688_2/PL01, 3688_2 /PL02, 3688_2/PL03.

The site is located just to the North of London Euston Rail Station and Euston Underground Station and has good transport access links.

SITE ANALYSIS AND EVALUATION

The application site comprises 1no 3 story (plus basement) terraced house which has been converted to flats.



PLANNING

The site is designated as residential, so no issues of change of use arise. The site is not in a Conservation Area nor does it contain any listed buildings.

PROPOSALS

Origin Housing Association have identified the buildings within this planning application as suitable candidates to upgrade the thermal performance of the structure to help reduce fuel poverty within their estate.

The existing windows are single glazed timber box 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 box sash windows with double glazed timber box sash windows to match the existing. This will ensure that the character of the existing building is retained.

Single glazed timber sash are very poor at conserving energy. The heat loss through single glazing which has a U-Value of 5.8 is around 70%. This makes heating the residential dwellings expensive as there is a continual 70% heat loss through the glass. The double glazing will help reduce heat loss by at least 50% and help reduce draughts by around 80% helping to reduce fuel poverty and improve the living conditions of the tenants.

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 tenants.

The double glazed unit is slim line allowing the new window to be the same size as the single glazed windows and the additional pane will help reduce condensation and heat loss from the properties.

The window fenestration has been replicated on the main front facade of the property and on the rear elevation.

EXISTING ELEVATION

PROPOSED WINDOWS

Note glazing bars will match existing – see elevation drawings

SUSTAINABILITY

Energy

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

Materials

The new works will use materials and construction types which match the existing building.

Waste

Construction 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

This improvement in the living conditions of the tenants is an important contribution to the reduction of fuel poverty. The replacement of the windows will improve the energy rating, security and fire escape provision within the flats. We hope that these improvements and benefits will be considered sufficiently valuable to grant approval to this project.

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