

Design and access statement

Introduction

This design and access statement is written in support of the following proposal: -

“Replacement windows (UPVC slimline timber effect) to front elevation of St.Anargyre House, Gordon House Road, London, NW5 1LN.”

Planning Policy

The proposal has been considered in line with planning policy at a National, Reginal, and Local level.

National Planning Policy Framework

This establishes as a core principle the importance of planning for local services which reflect the community's needs. This includes meeting places and places of worship. Significant weight should therefore be attached to plan positively for the cultural needs of the community.

London Plan

Boroughs should aim to build upon the provisions in London Plan policy 3.16 that set out a policy framework for the management of community facilities through the planning process, and which support the use of other powers and opportunities set out in the Localism Act. This approach should be flexible enough to allow local groups to identify their priorities as and when they arise, outside of the formal local plan review process.

Section 7 – Requiring Good Design

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Local Policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011-3

CPG1 (Design)

CPG6 (Amenity)

Dartmouth Park conservation area appraisal and management strategy 2009

Site Location

The application site is a part three storey brick building ancillary to a two storey church located on the south side of Gordon House Road, close to the junction with Highgate Road. The Greek Orthodox Church of Saint Anargyre Cosmas and Damian was established in 1967 and serves the areas of Gospel Oak, Highgate, Hampstead, Archway, East Finchley and Muswell Hill in north-west London. The church provides regular religious services on all the major Orthodox Christian feasts. It belongs to the Archdiocese of Thyateira and Great Britain under the guidance of Archbishop Gregorios. At the ground floor of the host building there is a congregation hall. The upper floors are in residential use

The host building is located in the Dartmouth Park Conservation Area. The building is not listed but the church of St.Anargyre is noted as a building which makes a positive contribution to the conservation area.

The conservation area is a mainly residential area, but integral to its character are the interspersed uses scattered throughout it. There are small groups of workshops and offices in the southern tip, four large schools, several nurseries, small institutional buildings, four churches, four local shopping centres, a library, seven public houses, a community centre, a health centre and a recreational centre. Part of the sense of character is derived from social cohesion.

Proposal

The proposal involves the replacement of the existing white colour windows with UPVC slim lined timber effect windows to the front elevation of St.Anargyre House.

Justification

The windows are to match the existing as closely as possible. The justification for the use of slim lined UPVC is based on the following criteria: -

Maintenance

Another hugely appealing feature of UPVC is that it is remarkably low maintenance. Timber and woods generally require a re-paint every 5 years alongside occasional refilling jobs and patching due to their tendency to rot and flake. On the other hand, UPVC never rots, flakes, rusts or fades. Apart from a quick wipe with a cloth to keep it clean, UPVC requires virtually no maintenance making it very convenient and time-saving.

Durability

Un-plasticized Polyvinyl Chloride is also the most durable of the materials available. Woods can rot and start to warp, whereas UPVC is strong, tough and resilient. It is highly unlikely UPVC will need to be changed and some companies even offer up to 10 year guarantees on UPVC double glazing.

Security

Due to its resilient and robustness, UPVC is very reliable and trustworthy when it comes to security. Their frames are constructed to the utmost hardness making it extremely difficult to break through or damage.

Insulation

Insulation is another feature of the UPVC material that surpasses wood. UPVC was created to be a very competent insulator and provides the best heat and energy insulation available. It is a very good insulator compared to the alternative of aluminium and timber and this ability to keep heat in and sound out is largely responsible for its popularity.

Aesthetics

UPVC are available with a timber effect which will continue to enhance the character of the Conservation Area.

Report by

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