

# DESIGN AND ACCESS STATEMENT

Gamages: 1-54 Jeygrove Court, EC1N 8LB

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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 1-54 Jeygrove Court, as part of the Camden Better Homes Programme.

## 2 DESIGN

Jeygrove Court is a residential block of flats that is situated above the diamond exchange in Hatton Gardens. The property was constructed circa 1982 and is made up of 54 residential units over six floors. Each residential floor level contains nine flat units accessed via open deck walkways, which run the full 50m length of the building. The building is of a concrete slab and frame construction externally clad in brickwork. 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 Jeygrove Court 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 1-54 Jeygrove Court:

- Decorate and replacement of floor coverings to common areas
- Concrete repairs to external elevations
- Full replacement of aluminium window installations
- External decorations
- Renewal of roof coverings
- Minor repairs to external surfaces and boundaries

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 Jeygrove Court 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 will provide 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 Jeygrove Court*

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 Jeygrove court, 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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