

Heritage Surveys Limited

Design & Access Statement

Relating to:

136-180, 181-203, 204 - 238 Levita
House and 62 – 76 Chalton Street
Ossulston Estate
Chalton Street
London
NW1 1JJ

Ref: SEB/267

Version: Three

Report date: Revised October 2016

Table of contents

1	Introduction	3
	1.1 Introduction	3
2	Site	4
	2.1 Location	4
3	Proposals	5
	3.1 Roof Re-covering	5
	3.2 Windows	5
	3.3 Doors	6
4	Accommodation	7
	4.1 Generally	7
5	Access	8
	5.1 Vehicular and Transport	8
	5.2 Inclusive Access	8
6	Conclusion	9

1 Introduction

1.1 Introduction

This Design & Access Statement is submitted to accompany an Application for Planning Permission for renewal of windows in 136-180, 181-203, 204 - 238 Levita House and 62 – 76 Chalton Street, excluding the retail shop fronts and public house which will be retained as existing.

The application also relates to the replacement of flat entrance doors and replacement roof coverings.

An application for Listed Building Consent has also been submitted for which a separate Conservation Plan and Statement of Heritage Significance has been prepared. Please refer to that document for the schedule of photographs.

2 Site

2.1 Location

Levita House is a Grade II listed residential block. It is generally 5 and 6 storeys in the area of the site forming the subject of this application with 3 storey sections at Nos. 62 and 76 Chalton Street. The top storey in each block is accommodated within the roof spaces with dormer windows for light.

The Chalton Street elevation incorporates a number of retail properties and the Somers Town Coffee House public house. No work is planned to the retail shop fronts or the public house.

The site forms part of the Ossulston Estate in the Somers Town area of the London Borough of Camden.



3 Proposals

3.1 Roof Re-covering

It is proposed to re-cover the pitched tiled roofs and the flat roofs.

The pitched tiled roofs will be re-covered with new Sandtoft double roman tiles of very similar appearance and profile to the existing. Dormers will be re-clad in lead to match the original design, as will flashings and other weathering details subject to current regulations and best practice.

Flat roofs will be covered with a liquid membrane type system over the existing asphalt.

The parapet gutters to the main roof will be retained but relined with insulation and liquid applied membrane to give an improved working depth to avoid leaks and overflowing.

3.2 Windows

The existing windows comprise very poor condition single glazed type, in a combination of vertical sliders, casements (open out) and open in style bottom hung “hopper” windows to the communal access balconies.

It is proposed to replace the existing windows with factory painted white timber double glazed windows with similar aesthetic and operational features to the existing. The intention is to develop a window replacement scheme that is in accordance with Secured by Design principles. However on the access balconies, a tilt in style window will be used which will be similar to the existing open-in hopper style windows when viewed externally so will not offer the upgraded locking features due to requirements to replicate the timber frame sizes and sight lines as closely as possible.

The replacement windows will offer improved acoustic and thermal benefits to residents.

Materials have been considered for the frames and given the listed nature of this block and works undertaken to adjacent blocks. Timber windows have been selected offering the most sympathetic replacement material enabling sight lines to be replicated as far as reasonably practicable. PVC and aluminium framed windows have been discounted in this instance.



Existing sash window



Proposed replacement sash window type as fitted in adjacent Levita House block

Windows will be double glazed incorporating a soft coat low emissivity layer with an argon gas filled cavity. The specification will comply with Part L of the Building Regulations.

The double glazed spacer bars will be white, including the provision of white spacer bars at the Georgian glazing bar detail, again to, as far as reasonably practicable, imitate the style of the existing glazing bars provided in the opening sashes and casements.

3.3 Doors

The intention is to replace flat entrance doors, again to follow the principles of Secured by Design but also to improve fire safety. Doors contain a considerable amount of glass and in the unfortunate event of a fire therefore present a risk to residents in adjacent properties in “dead end” single escape route locations. Should they need to be evacuated, they may potentially need to pass by the flat which might be on fire. The existing, effectively half glazed, flat entrance doors do not provide much protection in this event at all.



Existing Levita entrance door.



Replacement door fitted in adjacent similar block.

Various replacement doors have been fitted to the adjacent blocks and indeed some doors on the subject blocks. The proposed replacement is to be a high waisted door with appearance of 6 panes of glass, likely to be more in keeping with the original doors, most probably replaced within last 20 years or so. Please refer to the separate Conservation Plan and Statement of Heritage Significance Report which accompanies this application.

4 Accommodation

4.1 Generally

No internal alteration works are proposed.

The number and layout of flats currently provided will be retained entirely in their current format.

5 Access

5.1 Vehicular and Transport

The property is extremely well located for public transport and vehicular access.

There are internal restricted access courtyards, no changes are proposed to this whatsoever. It appears that the courtyards are used by service vehicles only.

5.2 Inclusive Access

No changes are proposed to the access arrangements or use of the block. Ramped level access is currently provided and the blocks are provided with lifts.

6 Conclusion

The blocks are in poor condition externally. A major works project of envelope repairs and renewals is required to improve quality of the living environment, security, acoustic and thermal performance and in accordance with good life cycle renewal practice.

The specification and design of the works has taken into account the existing building status as well as works that have already been approved and undertaken on adjacent parts of the block and Ossulston Estate.

The proposal to replace windows in timber double glazed type will replicate the existing as far as reasonably practicable and therefore minimise the visual impact of changes whilst complying with current building regulations and following the principles of Secured by Design where possible.

The roof will be re-covered using new tiles to match the original profile. All other roof detailing will match existing as far as reasonably practicable and where in accordance with current good practice and Building Regulations.