

Design and Access Statement Listed Building Consent

**Replacement of Existing Windows
Redman Buildings: Block 95-117
The Bourne Estate
Camden
London
EC1**

**Prepared on behalf of
Ronke Akingbade
Team Manager Planned Works South
London Borough of Camden
33-35 Jamestown Road
London,
NW1 7DB**

**Job No: 26893
Date: 23.11.2016**



BAILY • GARNER

-is building!

Baily Garner LLP

146-148 Eltham Hill,
London SE9 5DY

www.bailygarner.co.uk

t 020 8294 1000

f 020 8294 1320

e general@bailygarner.co.uk

Design and Access Statement Listed Building Consent

**Replacement of Existing Windows
Redman Buildings: Block 95-117
The Bourne Estate
Camden
London
EC1**

**Prepared on behalf of
Ronke Akingbade
Team Manager Planned Works South
London Borough of Camden
33-35 Jamestown Road
London,
NW1 7DB**

Prepared By: George Gardner

Authorised for Issue: Digitally signed by Robert Ireland

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

24 November 2016 16:23:22



Version	Issue Date	Reason for Issue
1	23 rd November 2016	Planning Application

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

1.0	Introduction	3
1.1	Client.....	3
1.2	General	3
1.3	Requirements	5
2.0	Understanding the Context.....	6
2.1	The Context.....	6
3.0	Design Process.....	8
3.2	Scale	10
3.3	Landscaping.....	10
3.4	Appearance.....	10
4.0	Access	16
4.1	Generally	16
4.2	Inclusive Access	16
4.3	Parking	16
4.4	Conclusion	16
5.0	Residents' Observations	17
6.0	Conclusions.....	18
7.0	Bibliography	19

Appendix B: Proposed Window Details

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

1.0 Introduction

1.1 Client

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner LLP on behalf of the London Borough of Camden.

1.2 General

- 1.2.1 This document forms part of the Planning application and separate Heritage Statement, produced by Donald Insall Associates, for the proposed replacement or refurbishment of the existing Crittall windows.
- 1.2.2 Unlike the remaining 12 blocks within the 'Bourne Estate' (13 if we count the two separate Redman Buildings blocks), Redman Buildings [Block 95-117] was bomb damaged during the Second World War [see image below]. The north elevation was rebuilt, and the windows on this face have been replaced with single glazed Crittall-type units. With this in mind, we have been advised by Rachael Parry, Conservation Officer at the London Borough of Camden, that a planning application only will be needed to cover these window replacement works, along with any associated repairs thereto.



Above: Screenshot image taken from DIA, illustrating the bomb damage post 2nd World War

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

- 1.2.3 Although the history of the estate is covered to a much greater degree in the separate heritage statement that forms part of the main listed buildings elements of the Bourne Estate application, it is worth summarising in this document too.
- 1.2.4 The Bourne Estate is the third of the three key estates built by the London County Council. In Britain, the Bourne Estate is least known, but it has an international significance as the model for the much admired and highly influential public housing erected in Vienna immediately after the first world war.
- 1.2.5 The Estate was designed by the London County Council's Architects Department by E.H Parkes under W.E. Riley and began construction in 1905. The surrounding streets were laid out in the 17th Century on an intersecting grid pattern from north to south and east to west.
- 1.2.6 Bourne Estate was originally bounded at its southern edge by factories and industrial buildings that were damaged during the Second World War and subsequently demolished. A number of buildings on the Estate appear to have been named after former Bishops of Ely.
- 1.2.7 Redman Buildings [Block 95-117] is of pre-war design, constructed in free Classical style. The exterior of the block consists of 5 storeys, comprising of timber sliding sash windows to the front elevation and Crittall-style, metal-framed, casement windows to the rear.



Above: Screenshot image taken from Google Chrome Illustrating location of block within Redman Buildings

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

1.3 Requirements

- 1.3.1 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.3.2 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007).
- 1.3.3 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
 - 1.3.4 Section 2.0: Understanding the Context
 - 1.3.5 Section 3.0: Design (Use, Amount, Layout, Scale, Landscaping and Appearance)
 - 1.3.6 Section 4.0: Access (Generally, Inclusive Access and Parking)
 - 1.3.7 Section 5.0: Conclusion

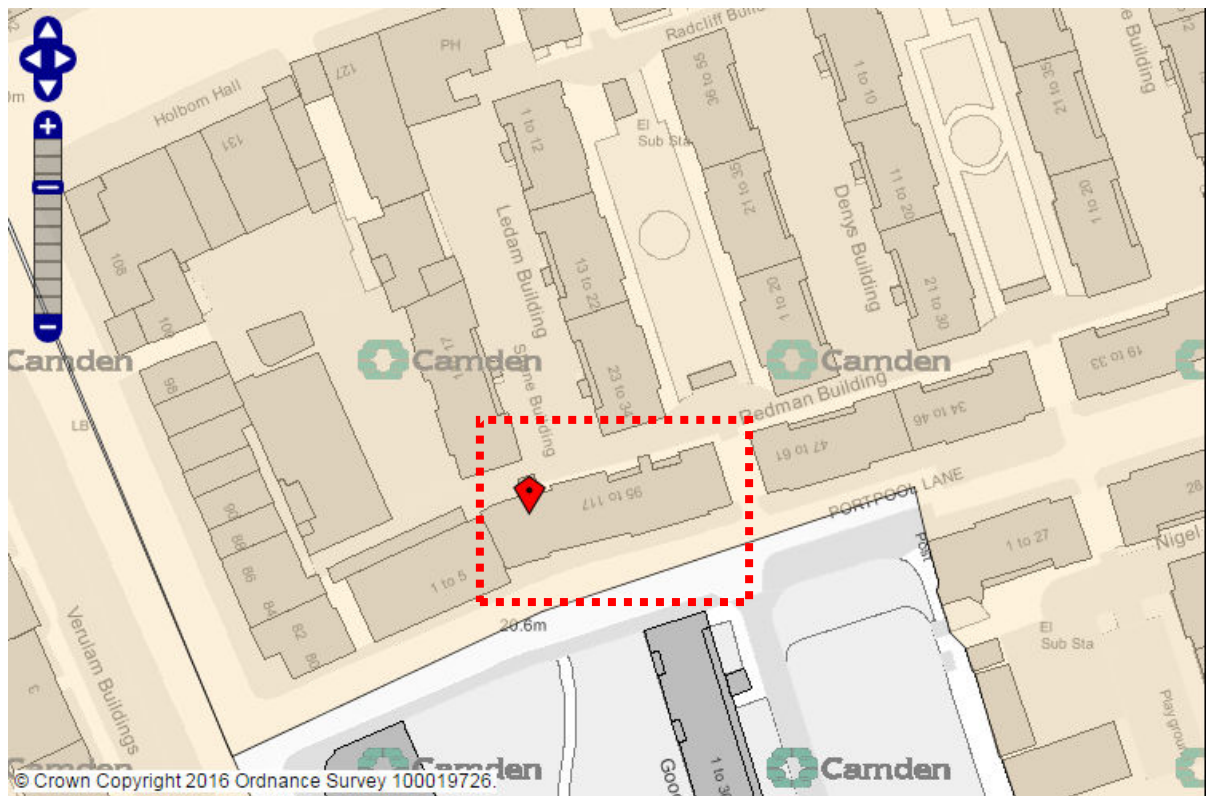
Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

2.0 Understanding the Context

2.1 The Context

- 2.1.1 Redman Buildings [Block 95-117] is located within the London Borough of Camden, sitting within the Hatton Garden Conservation Area (see image below) parallel to Portpool Lane, to the west of the Bourne Estate itself. Redman Buildings [Block 95-117] began construction in 1902, with all blocks on the estate completed by 1906, accommodating 2,642 people, an excess of 778 of the number required.



Above: Screenshot image taken from the LB Camden conservation area map, illustrating 95-117 Redman Buildings (red kite).

- 2.1.2 As noted above, the 1939-45 Bomb Damage map reveals that most of the buildings on the Estate were unharmed by enemy action during the Second World War. However, a large section of the most westerly block [Flats 95-117] of the Redman Buildings was coloured black, indicating that it was totally destroyed. This was rebuilt after the war, generally to match existing but with large Crittall casement windows instead of the original design timber sash windows, which form the majority of windows to the listed buildings on the Estate.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

2.1.3 The Proposed Works to the listed Redman Buildings [Block 95-117] include:

- The replacement of existing single glazed timber sash and timber casement windows with new double glazed 'Accoya®' timber windows to match the existing, in accordance with sample sash and casement windows provided as part of this application.
- As a result of World War II bomb damage, Crittall-type windows were installed and in order to provide some continuity, these will now be replacement with Accoya® timber windows to generally match those being replaced throughout the remainder of the listed blocks on the estate.
- Repairs to narrow Crittall-style metal framed "turret" windows, which would have been an original feature will be retained and refurbish as existing.
- We are proposing to undertake the like for like replacement of some communal doors where the existing doorsets are rotten, or damaged. Not all communal doors are in a poor condition, so these will remain and be redecorated, but those that require replacement will be renewed with stained Accoya® doors and frames to match existing. As part of the renewal element of the works, the existing access control system will be enhanced to the inside face of each communal door and frame.
- Although, at this stage, there is no intention to replace doors to private flats, these will be security-enhanced through the provision of a "London Bar" to each door.
- Brick cleaning and replacement, pointing works and crack repairs are also included to isolated areas in the remedial works schedule, where the existing elements are in poor condition.
- Some concrete repairs to isolated areas to match existing.
- Repairs and, where damaged, replacements of cast iron rainwater goods on a like for like basis.
- Isolated slate replacement works, along with any flashing replacements, where existing are damaged or missing to match existing using natural slate and lead respectively.
- Minor plaster repairs internally to match existing where new windows are installed.
- Quarry tile replacement in isolated areas on a like-for-like basis where existing are chipped, cracked or otherwise damaged.
- External redecoration works to all blocks.
- Repairs to existing pigeon prevention systems.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

3.0 Design Process

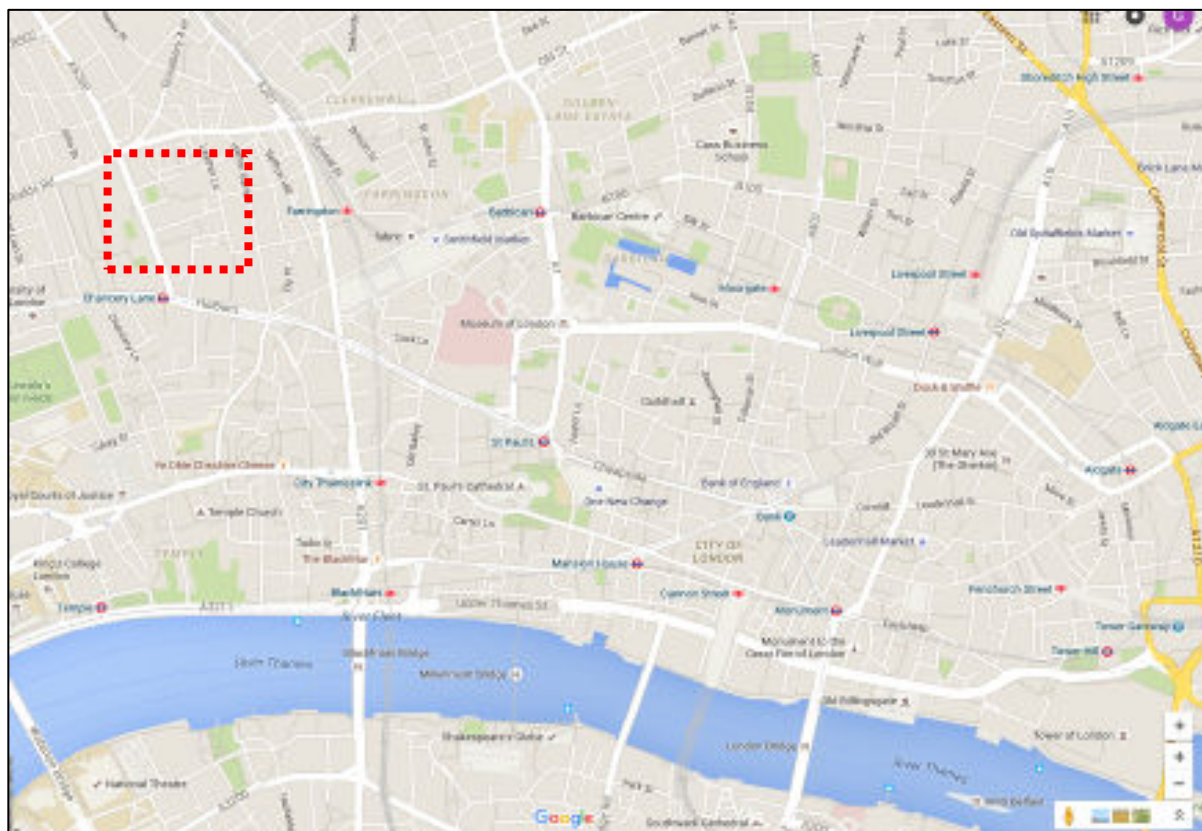
The scheme proposals have been designed with reference to the following processes:

3.1 Use:

3.1.1 Within the locality of Redman Buildings [Block 95-117] is some office space and retail outlets, but the vast majority of building use within the immediate proximity of the block, and indeed within the subject block itself, is residential accommodation. The works proposed to the block have no effect on the use of the subject block, nor to adjacent buildings.

3.1.2 An assessment of the site's immediate and wider physical context has been reviewed, and meetings have been undertaken on site with the Borough's conservation officer, who has provided advice in respect of this application. We have noted previously in this report, that the building is solely used for residential accommodation. At Appendix B of this report, we have included a set of proposed windows representative elevations and sections, illustrating the various styles and configurations used.

3.1.3 The Bourne Estate itself is bounded by Clerkenwell Road to the north, Gray's Inn Road to the west, Leather Lane to the east and Baldwins Gardens to the south. It is also bisected by Portpool Lane, which forms part of the estate itself.

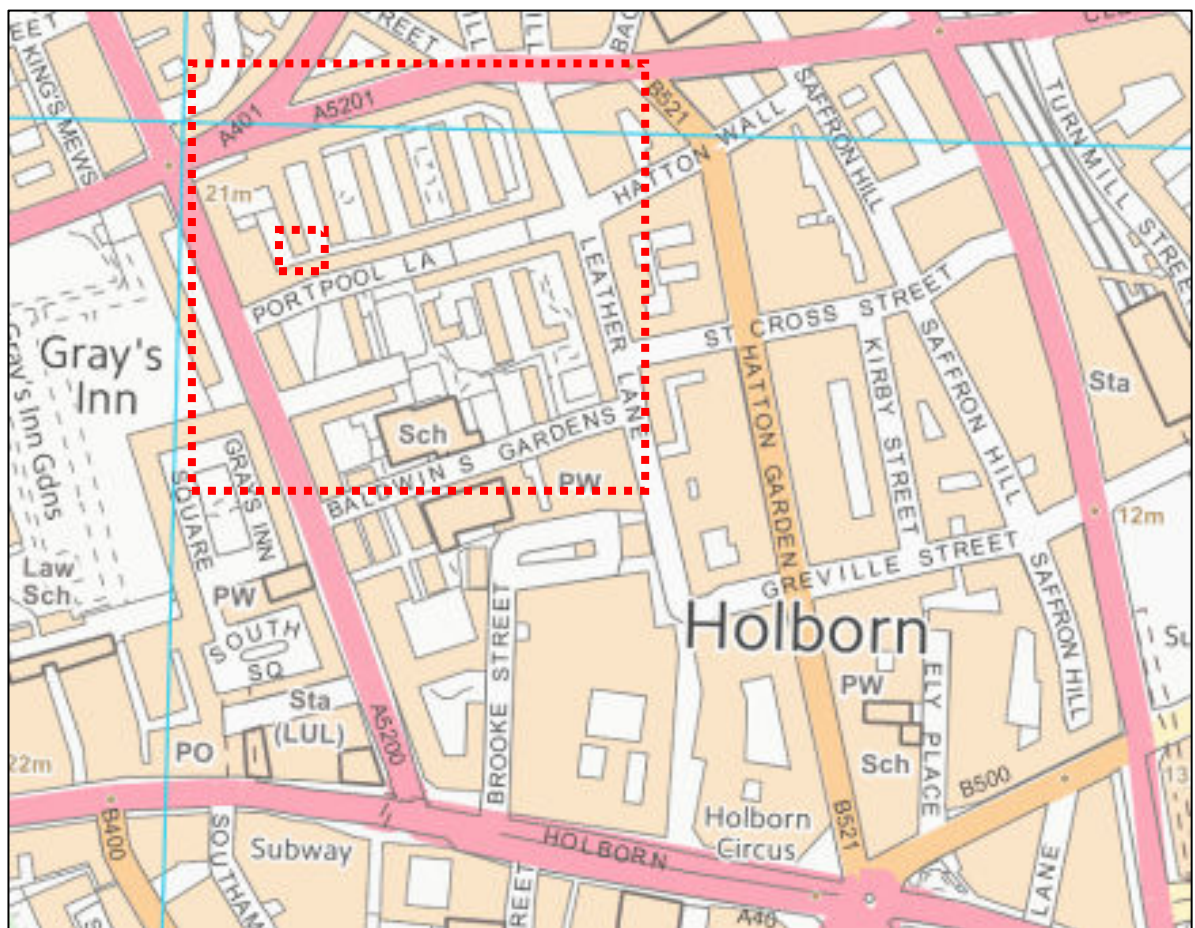


Above: Location Plan

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

- 3.1.4 The estate's central location ensures that the transport links in the locality are varied, with the choice of many forms of public transport available. There are three underground stations within a few hundred metres of the estate, those being Chancery Lane, Holborn and Russell Square. In addition, there is Farringdon main line railway station in the vicinity of the blocks and Kings Cross St Pancras a little further away, taking passengers to and from the area.
- 3.1.5 To a number of the perimeter blocks on the estate, there are several commercial outlets at pavement level, mainly comprising of food and retail stores, although this does not apply to the Redman Buildings block.
- 3.1.6 The existing orientation, position and layout of the building can be seen in the site location plan submitted with the corresponding planning application, and illustrated in the conservation area map in item 2.1 above. The above criteria does not change in respect of the proposed window replacement works.



Above: Local Area Plan

3.2 Amount

- 3.2.1 The proposal will neither create additional buildings nor extend the existing.

3.3 Layout

- 3.3.1 The proposal will neither create additional buildings nor extend the existing. The relationship between the 95-117 Redman Buildings block and adjacent properties is discussed in the section on "Appearance" below.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

3.4 Scale

3.4.1 The proposal will neither create additional buildings nor extend the existing.

3.5 Landscaping

3.5.1 The landscaping will remain unchanged.



Above: Flood Risk Assessment Map

3.5.2 The Bourne Estate is located within a no flood zone, despite being located relatively near to the River Thames. The residual risk to the site is therefore very low.

3.6 Appearance

3.6.1 The works proposed are set out in item 2.1.3 above, but in the main are simply to replace the existing single glazed Crittall casement windows with new double glazed 'Accoya®' timber casement windows. The proposed works also include the replacement of existing single glazed timber sash and casement windows with new double glazed 'Accoya®' timber windows.

3.6.2 As a result of the window refurbishment works, minor internal works will be required, as well as various external decorations to the block, including concrete repairs, brick repairs and brickwork cleaning.

3.6.3 The existing windows will be replaced or refurbished in accordance with the drawings attached at Appendix B.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

- 3.6.4 In order to ensure the longevity of the proposed new windows and the timber communal doors (where the communal doors and frames are being replaced), it is submitted that the replacement timber units be fabricated from Accoya® wood. Accoya® is exceptionally stable because it is a modified timber, but remains environmentally-friendly, as the pre-modified timber can be sourced from managed forests. In addition, the Accoya® wood manufacturing process is non-toxic and adds nothing to the wood that does not already naturally occur in it.
- 3.6.5 We also propose the use of this timber because we are aware that sometimes cyclical redecoration events do not always happen when planned and, in the future, external works may be undertaken on an extended cycle. Even if the painted finish of the timber were to deteriorate, the Accoya® would remain stable. Accoya® wood is guaranteed for 50 years above ground and for 25 years in ground contact and freshwater immersion.
- 3.6.6 From discussions and meetings with conservation officers, the first was keen to ensure that years of paint build up on the original windows could be replicated on the proposed new units. Thus, the window sections will be manufactured with a smooth finish, where joints will not be accentuated or bevelled, but tightly butted together. As Accoya® timber is stable there will be fewer flakes and splits in the painted finishes as time passes, thus maintaining a fresher look for longer.
- 3.6.7 In terms of manufacturing these units, it is proposed that all the Accoya® timber windows and doors be manufactured in a factory, where they would also be glazed. This would allow much greater control of materials and tolerances, along with better quality assurance systems and measures to ensure quality is maintained.
- 3.6.8 In respect of the painted finish to the window frames, this would be an opaque white (colour RAL 9016). Using the “Teknos” opaque paint system, a guarantee of twelve years is available (using the three coat system). In respect of the timber communal doors and frames that are proposed to be replaced, these are currently finished in stained hardwood timber. Rather than replace these in hardwood, it is proposed to use Accoya® wood, which will be stained to match the colour of the existing units. Using the “Teknos” translucent paint system, a guarantee of ten years is available (using the three coat system).
- 3.6.9 From historic photographs in the separate heritage statement, it would appear that the original windows on the estate were finished with horns on the upper sashes. It is proposed that this detail be replicated on the proposed windows, which will also assist in supporting the additional weight of the double glazed units, over the existing single glazed original windows.
- 3.6.10 In putting this document together we did look at the windows on Levita House, where listed building consent has previously been granted for replacement windows. However, we feel that these should not necessarily be replicated in their entirety, as there is around twenty years’ difference between the two estates (Levita House was constructed in 1927-29, whereas Redman Buildings were built 1905-09). We have undertaken a great deal of work to ensure the replacement windows to the Redman Buildings on the Bourne Estate are as sympathetic as possible to the originals at that site, whilst also incorporating modern elements to reduce external noise, improve thermal performance and reduce maintenance costs.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

- 3.6.11 Spiral balances were incorporated into the Levita House replacement windows, but these were not introduced until the 1930s, and became popular after the World War II. Thus the windows at the Bourne Estate would never have incorporated spiral or spring balances. In these proposals, for the replacement sash windows we intend to use a traditional weighted sash system, which is historically correct for the age of the building; inherently reliable and simpler to maintain and repair than a spiral balance if problems arise.
- 3.6.12 We propose to use solid brass ironmongery on the Accoya® timber windows, although the childproof restrictor proposed to the sash windows is not manufactured in brass and will be finished with brass plating. On the casement windows, the child-safe restrictor-incorporated friction hinges are manufactured from stainless steel. Friction hinges would not have been incorporated into the original casement windows, but the friction hinge system is the only way that we can provide British Standard approved childproof window restrictors to this type of window.
- 3.6.13 The proposed Accoya® timber windows will be installed in a like-for-like position as the current windows in their reveals.

Double Glazed Units: Type Selection

- 3.6.14 At present, although the “thin-section” double glazed units seem to be the preferred choice for re-glazing windows within heritage sites such as the Bourne Estate; and also to some listed buildings, Baily Garner do not believe their longevity has been proven at this point.
- 3.6.15 There is much information available in respect to these “thin-section” units. Although, on the face of it, it seems that the thin-section double-glazed units do provide the solution for glazing the replacement windows on the Estate, there is a great reliance on good workmanship and an importance on keeping dampness out of the perimeter seals, long-term. To the “thin-section” units, vapour ingress appears to be an on-going problem as they do not have any form of ventilating or draining the perimeter edge. Although some manufacturers do offer a ten year warranty on their sealed thin-section units, this is very much reliant on the perimeter seals being correctly installed. These “thin section” units do seem to work well initially and in aesthetic terms they also “tick the box”, but we feel there may be inherent problems that could occur later on, once the units have been installed for perhaps a decade or more.
- 3.6.16 We have reviewed a number of these “thin section” units and we did liaise with one of the unit manufacturers, and their response was that the “...quality of the paint and painting application must be perfect.” Perfection of the paint and application thereof to each replacement window on the Estate is a tall order, but the life of the units is only expected to be, according to the manufacturer, “...ten to fifteen years”, which seems limited. Initial factory glazing of the units may help initially, but we do not believe that “perfection” can be achieved once the windows are decorated at each external cyclical event. This is the main reason why standard double-glazed units, not thin-section units, have been proposed to The Redman Buildings.

Glazing Bars and Spacers: Type

- 3.6.17 For the reasons given above, we feel that the best approach would be to incorporate standard, proven, double-glazed units with a glazing bar that is planted on the face of the glass, but which appears to be continuous through the unit (see drawings at Appendix B). This would negate the use of small individual panes of glass in the sashes (or casements) between the glazing bars and would also improve the overall U-value for the window, rather than using smaller, individual panes, which would also add weight. This type of standard replacement system was used at LB Camden's 1-39 Walker House (Grade II listed building) in the renewal of the windows there, so using the system on the Bourne Estate does not set a precedent.
- 3.6.18 We believe the "plant on" glazing bar is not ideal, as it does not fully replicate how the original windows would have been fabricated, but it would be a compromise in terms of aesthetics versus longevity and thermal comfort. This would also significantly reduce manufacturing costs, over multi-pane units, and make the system more reliable in use. Multi-pane units would also add weight to the sashes or casements, which would mean having to use larger-section timbers to provide stability and rigidity, and possibly larger weights which would mean larger weights boxes, thus reducing the glazed areas and moving away from the original window sight lines.
- 3.6.19 This type of "plant-on" glazing bar is adhered with double sided tape, complete with a thin mastic bead at the external bead-to glass-intersection, which protects the tape from the effects of weathering.
- 3.6.20 A concern of the original conservation officer involved in the review was that the mock-up double glazed unit which was presented for discussion had a "silver" edge seal between the panes of glass. In this proposal, this will be substituted for a white perimeter strip. The white painted finishes will also be present to all visible edges of the glazing bars, including the section incorporated into the hermetically-sealed unit. The glazing bars will following the profile of the existing glazing bars and window profiles, however we propose to internally bead the glazing, rather than use external linseed oil putty, or more modern alternatives. The glazing bars will be profiled to resemble an external putty finish, but will be manufactured from white-painted Accoya® timber, which will provide a more robust detail in terms of reduced future maintenance over a puttied system, plus improved security. In respect of using putty, as originally desired by the conservation officer, synthetic putties are available, but still require extensive maintenance. It should be noted that linseed oil putty is known to be aggressive to the thin-section glazing units edge seal, so "Dry-seal" synthetic putty, or similar would normally be used. However, as noted above we do not propose to use the thin-section units, and putty would not be detrimental to standard double glazed units.

Glazing: Heritage Glass

- 3.6.21 In the fabricated mock up window we originally presented, the Conservation Officer was concerned that the glazing in the replacement units would be flat and lifeless, compared to the glazing that would have originally been installed when the listed blocks on the estate were constructed. We therefore propose to use a traditionally-manufactured glass to replicate the original glazing process at the time of construction of the listed blocks (Schott "Restover"). This would provide a slightly undulating finish to the glazing, when the glass catches the light. We have spoken to a double-glazing manufacturer, and confirm that "stuck on" glazing bars can be affixed to the front of this Restover glass with no detriment to the adhesion.

External Doors to Residential Flats: Enhanced Security

- 3.6.22 At this stage, it is not proposed to undertake the replacement of external doors to private flats. However, as part of the proposed scheme, we do intend to upgrade the security of each private external door to individual flats. We do not intend to undertake any changes to the configuration or design of the private doors themselves, simply to install a "London bar" to the existing locking mechanism. The London Bar will provide enhanced security to the existing external doors to flats, but will not aesthetically affect the doors externally, as the system is installed to the internal frame of the door. The system works by installing a white powder coated metal plate over the existing rim lock keep, to help protect it in the event of a force applied from the outside, because the force is spread across the whole locking stile side of the frame, not in the area of the lock keep, as existing.

Repointing, Brick Cleaning and Brick Replacement

- 3.6.23 It is scheduled out that any damaged brickwork will be replaced with new bricks to match existing and will be pointed in cement:non hydraulic lime:sand at a mix of 1:1:6 to the profile, colour and texture of the existing. Any damaged pointing will also be raked out and replaced using a mix of 1:1:6 as detailed above. Some resin repairs are proposed where cracking has occurred, this will be injected into the depth of the crack and pointed over with a 1:1:6 cement: non hydraulic lime: sand mix, so the resin will not be seen.
- 3.6.24 Any render damage will be repaired using a cement:sand mix, complete with a "plastic" additive to allow for inevitable building movement. Internal plaster disturbed will be repaired using a lightweight gypsum plaster and skim. All disturbed areas will be decorated in colours to match existing at completion.
- 3.6.25 In respect of brickwork cleaning, it is intended to carry out trial samples to small areas of each element in order to determine the best methods of bringing back stained masonry work to match that of adjacent areas. It is not intended to carry out wholesale cleaning of the masonry work, but this will concentrate on areas that have been stained by calcites from overflows, for example, or where dirt cannot be washed off under normal weathering, such as under windows sills.
- 3.6.26 There is a small amount of concrete repair works on the estate to isolated areas. This will be attended to using a proprietary repair system to match the profile of the existing and will be painted upon completion as part of the estate-wide redecoration works on all the blocks listed in item 1.1 above.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

Requirement for Refurbishment Works

- 3.6.27 Redman Buildings, are Grade II listed, 'Listed Building Consent' will be required in order to carry out the proposed works. Furthermore, as the estate is located within a Conservation Area, a Heritage Statement is required, which will contain sufficient detail of the history and character of the buildings. This will form part of the overall submission, but is a separate document to this, having been completed by Donald Insall Associates as mentioned above.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

4.0 Access

4.1 Generally

4.1.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

4.1.2 Access to and around the building remains as existing and will not be altered during the proposed works. There is currently no lift access to the upper floors of the development.

4.2 Inclusive Access

4.2.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

4.3 Parking

4.3.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

4.4 Conclusion

4.4.1 This application is to cover the replacement of windows to the front and rear elevations and to match the existing styles in double glazed units.

5.0 Residents' Observations

As part of this submission, we were asked by the conservation officer overseeing this case, Rachael Parry, to incorporate some text from the residents. This has been put together by one of Camden's Project Managers, who is very familiar with the Estate and many of its residents and has been inserted verbatim.

The structural elements to the blocks within the Bourne Estate have become increasingly difficult to maintain in recent years, due mainly to the large costs in dealing wholesale with all 13 blocks on the estate and, in more recent years, the lack of funding to tackle all of the required work. The condition of the timber windows has been of particular concern.

More recently, now that funding has been allocated, Capital repair contracts have been suspended whilst efforts have been made to satisfy planning regulations on obtaining planning consent for double glazed timber windows.

Regular meetings with the Estate Tenants and Residents Association have been held with Officers and local Ward Councillors in the past 4 years, and the residents' feedback has been overwhelmingly in support of the existing single glazed windows to be replaced with double glazed units. The TA (Tenants' Association) Chair, Beryl Allen (who has been the chair for approximately 30 years) has reported in meetings that the TA first raised the issue of double glazing in the late 1980's. The reasons behind the residents' prioritising double glazing has been threefold: firstly a number of OAP's have found it difficult to heat their homes - due to the costs of running their heating systems. (Individual boiler systems are fitted in the flats and tenants pay for the amount of fuel used). They have consistently claimed that the windows are draughty and do not retain heat in the rooms. There are also a large number of residents living on the estate that are on low incomes or unemployed, and this has also contributed to the difficulties in heating their home sufficiently.

Another issue that has been the cause for complaints is noise. Many of the blocks are situated on very busy commercial roads and, given the location, considerable noise is generated from restaurants and deliveries - especially to the market in Leather Lane and Clerkenwell Road. Lastly, the condition of the timbers to many of the windows is poor. In many cases windows cannot be opened properly where rotten and this has all contributed to the residents' dissatisfaction with the existing windows and their overwhelming support to have them replaced.

I have attended a number of TRA meetings in the past 3 years, and during this period all the representatives have constantly campaigned to have the windows replaced. Officers have been sympathetic to the views expressed as it has become increasingly difficult trying to maintain the current windows and where replacements of rotten sashes has increased in recent times, the difficulties in erecting scaffolding in such a constricted site have become increasingly difficult to overcome.

Thus we submit this document as part of the overall package of proposals for the replacement of windows and other works as set out in this report for the Authority to review.

Design and Access Statement for Listed Building Consent

Window Replacement Works, 95-117 Redman Buildings, Bourne Estate, London EC1

6.0 Conclusions

- 6.1.1 95-117 Redman Buildings is one of thirteen blocks forming part of the Bourne Estate. The other Redman Buildings block, 1-61, was not bomb-damaged, so only the turret style Crittall windows and existing timber sash and casement windows will be replaced.
- 6.1.2 95-117 Redman Buildings, built circa 1902, is Grade 2 listed and is located within 'Hatton Garden' Conservation area.
- 6.1.3 The design team has undertaken a detailed analysis of the site's immediate and wider context as shown earlier in this document. The design team have also worked closely with the London Borough of Camden representatives, both in the conservation department and in the works delivery programme. As noted in the section above, London Borough of Camden representatives have held meetings with residents on a number of occasions, and the proposal for the window replacement works dates back to the late 1980's.
- 6.1.4 The aims of the proposed works to 95-117 Redman Buildings:
- Our proposals seek the replacement of existing windows and general external repairs to extend the life of the building elements.
- 6.1.5 The proposed works will greatly assist in preserving the fabric and will enhance the appearance of the building

7.0 Bibliography

Design and Access Statements information sheet for Listed Buildings, Camden Council

Design and Access Statements - How to write, read and use them – CABE.

www.britishlistedbuildings.co.uk

<https://historicengland.org.uk/>

Planning Policy Statement 5: Planning for the Historic Environment, Communities and Local Government.

Appendix A

Photographic Schedule

Design and Access Statement for Planning Permission

Window Replacement Works, Redman Buildings [Block 95-117], Portpool Lane, London EC1N 7SE

Plate 1: North elevation of the Redman Buildings [Block 95-117] illustrating the Crittall-type single glazed casement windows.



Design and Access Statement for Planning Permission

Window Replacement Works, Redman Buildings [Block 95-117], Portpool Lane, London EC1N 7SE

Plate 2: South Elevation of the Redman Buildings [Block 95-117] illustrating the single glazed timber sliding sash windows.



Appendix B

Proposed Window Details

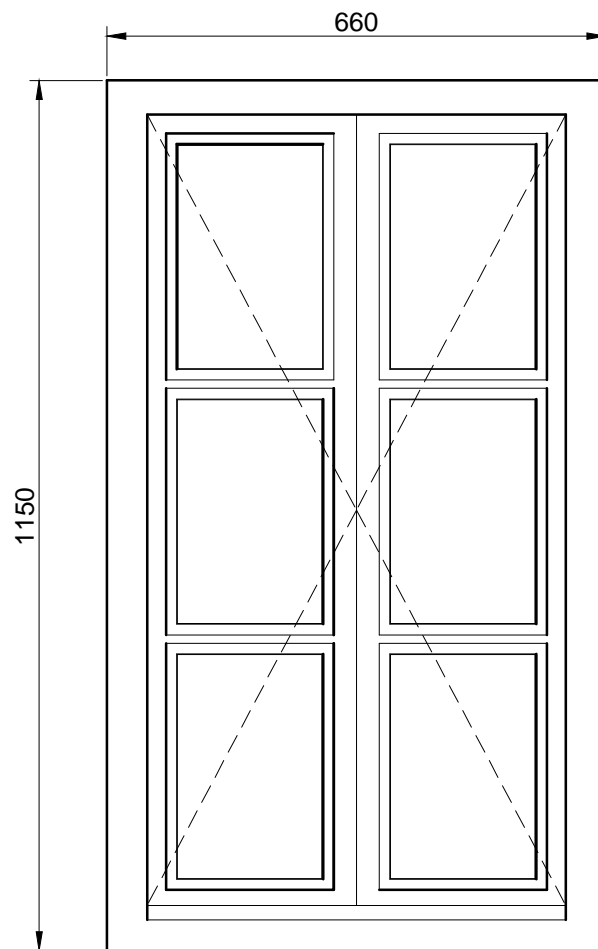
The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, CoshH Regulations, Construction regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings.

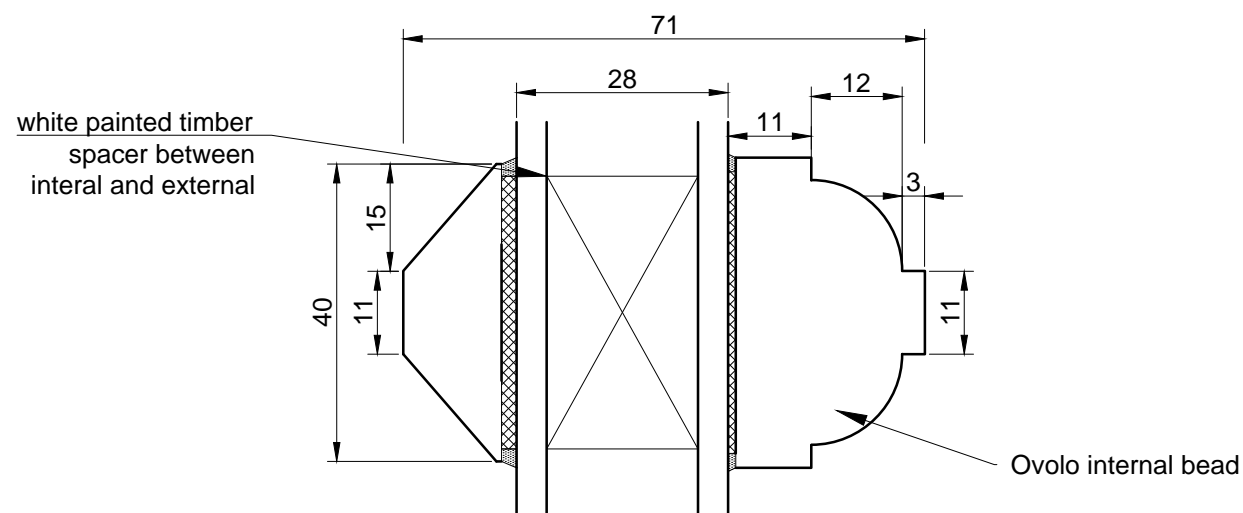
Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Do not scale drawings. Figured dimensions to be worked to in all cases.

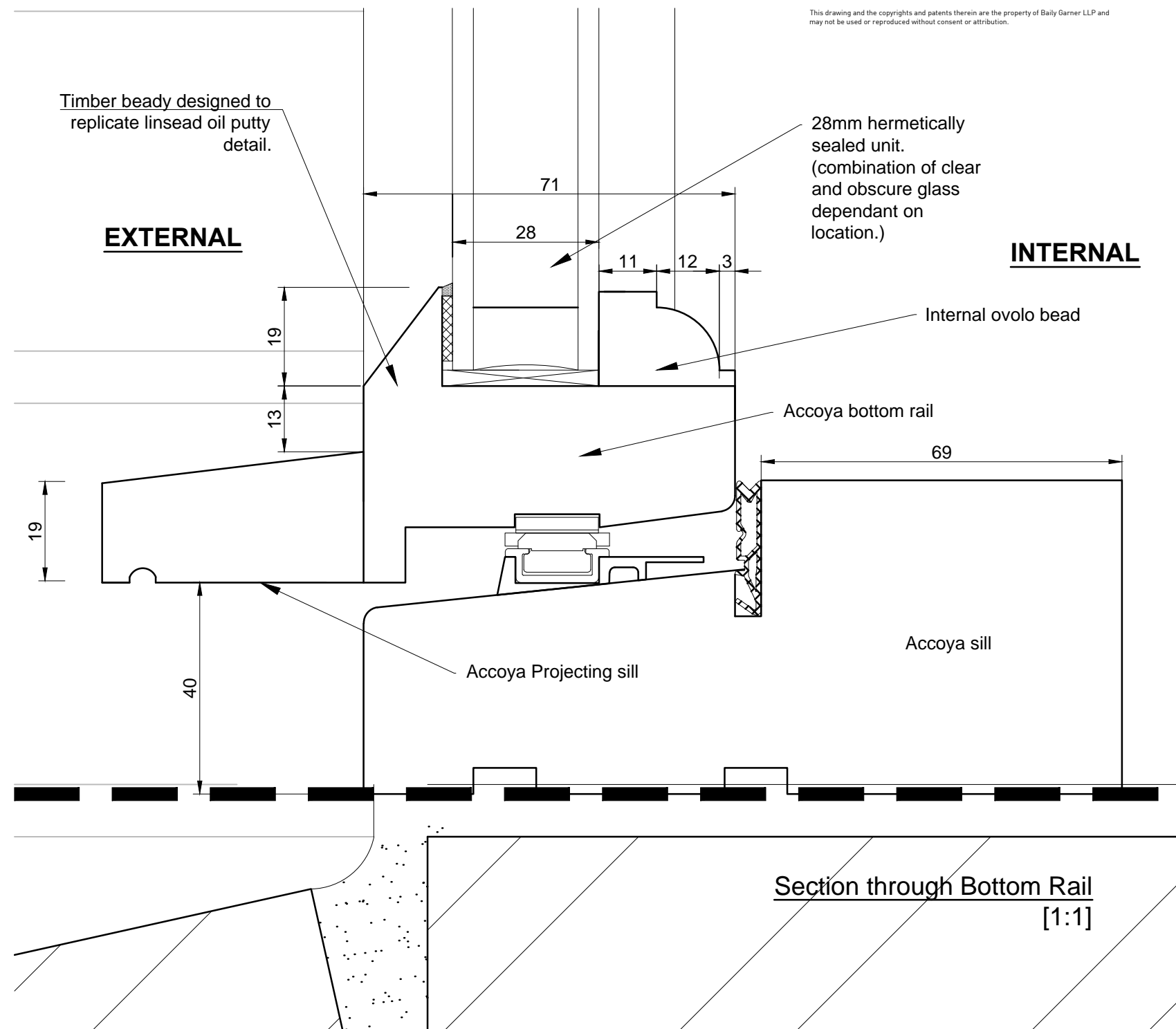
This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution.



Window Elevation
[1:10] (External)



Section through Ovolo Glazing Bead
[1:1]



Section through Bottom Rail
[1:1]

26893- Bourne Estate

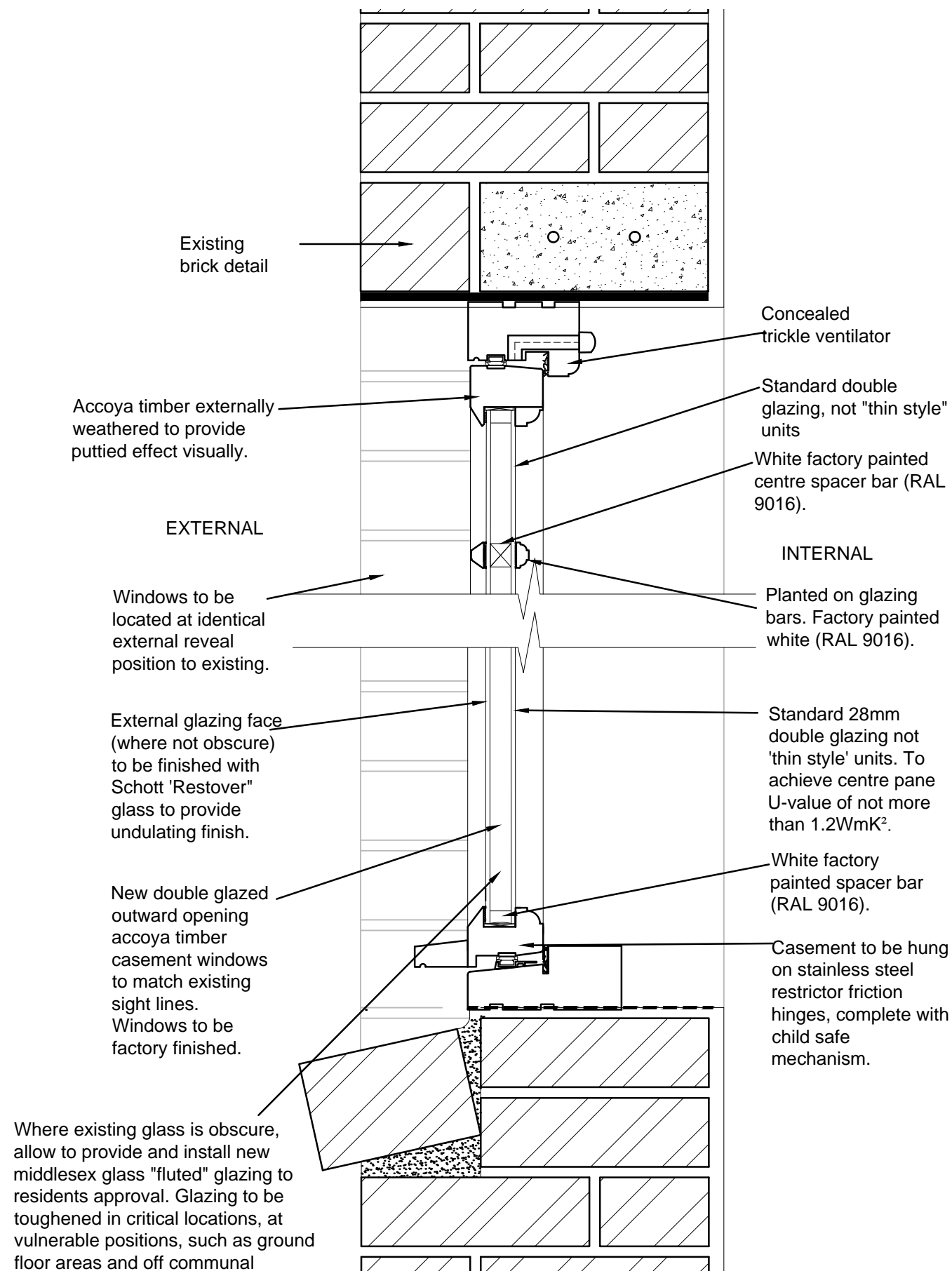
Proposed Casement Window

CLIENT: London Borough of Camden	PROJECT: 26893- Bourne Estate
ADDRESS: Radcliff Building Flat 47 Bourne Estate	TITLE: Proposed Casement
SCALE: 1:20 & 1:1	PURPOSE OF ISSUE: Planning
JOB NO: 26893	DRAWING No. P 74
DATE 08/11/2016	REVISION B

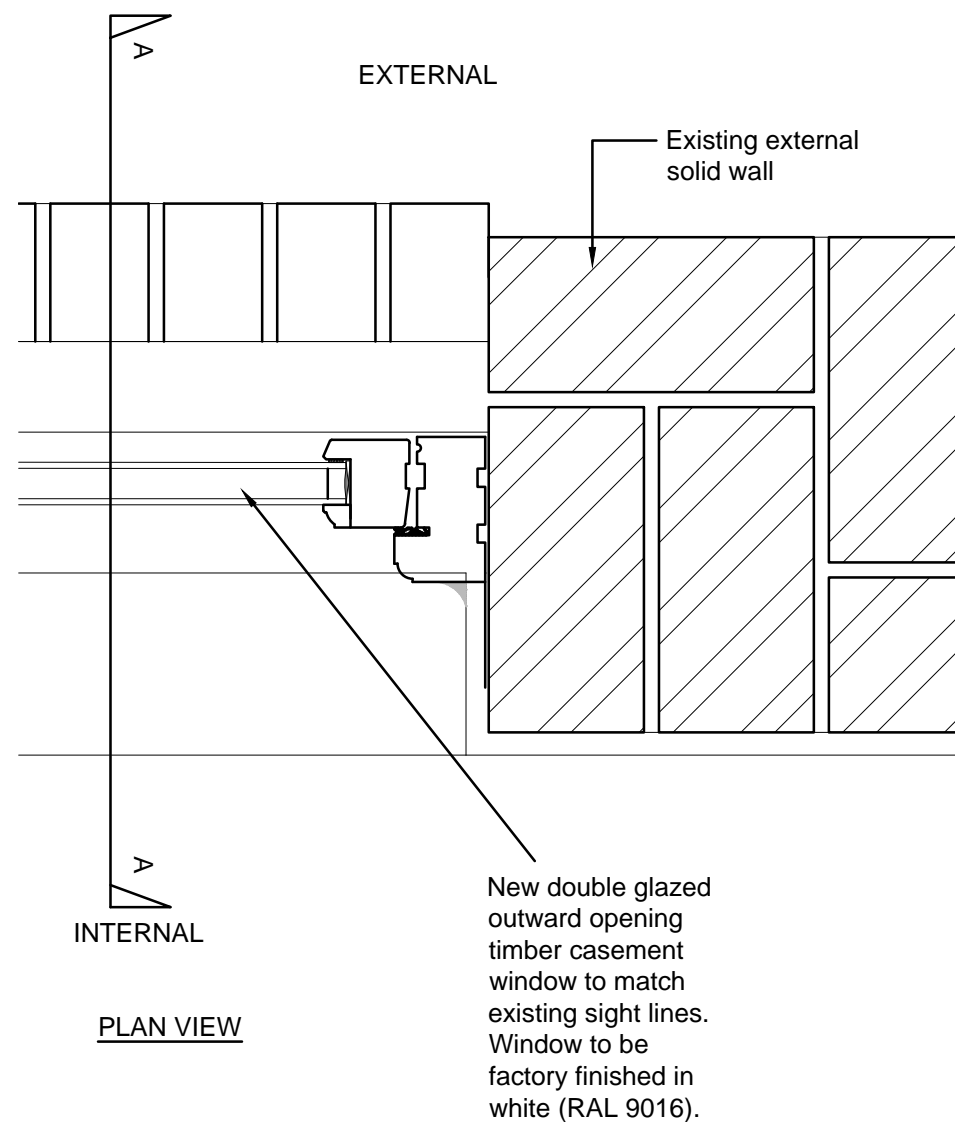
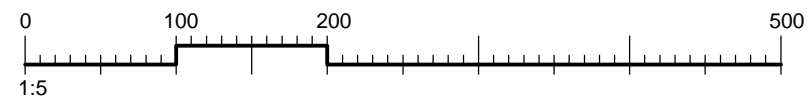


BAILY • GARNER

146-148 ELTHAM HILL
LONDON SE9 5DY
t. 020 8294 1000
f. 020 8294 1320
e. general@bailygarner.co.uk



SECTION A-A



Note: The fluted glass is a direct replacement for the Pilkington's "reeded" glass currently installed in a number of units.

REVISION D C DATE



BAILY & GARNER

146-148 ELTHAM HILL
LONDON SE9 5DY
T. 020 8294 1000
F. 020 8294 1320
e. general@bailygarner.co.uk

CLIENT:

Camden Housing

ADDRESS:

Camden Housing
London
NW1 7EP

PROJECT:

Bourne Estate - Camden

TITLE:

Proposed Casement Window Sections

PURPOSE OF ISSUE:

Planning

SCALE: 1:5 D SU C DATE 23/09/2016

JOB NO. 26893 DRAWING No. P 72 REVISION D

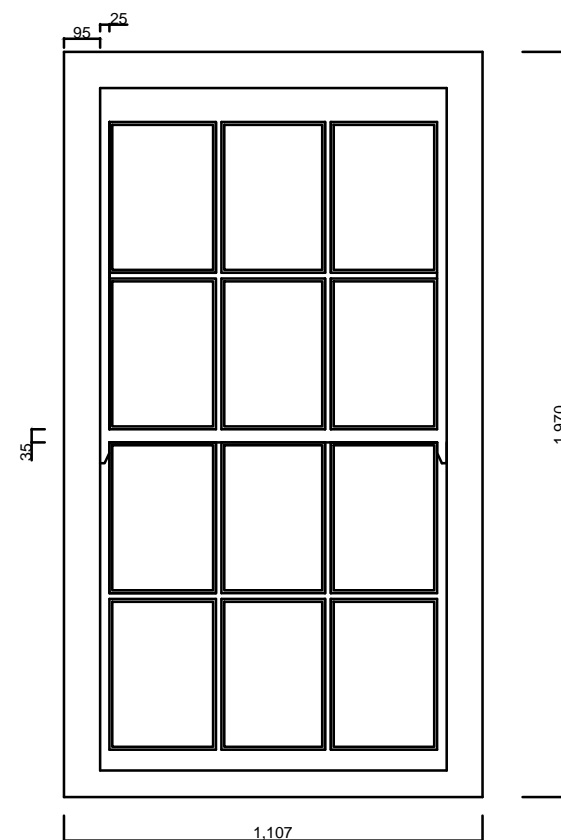
The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, CoshH Regulations, Construction regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings.

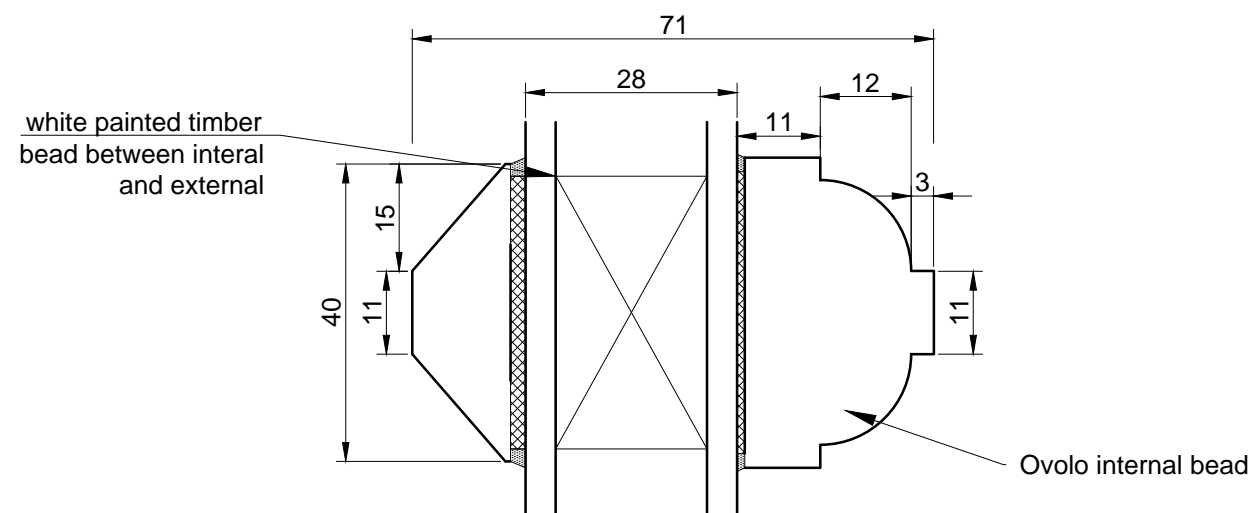
Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Do not scale drawings. Figured dimensions to be worked to in all cases.

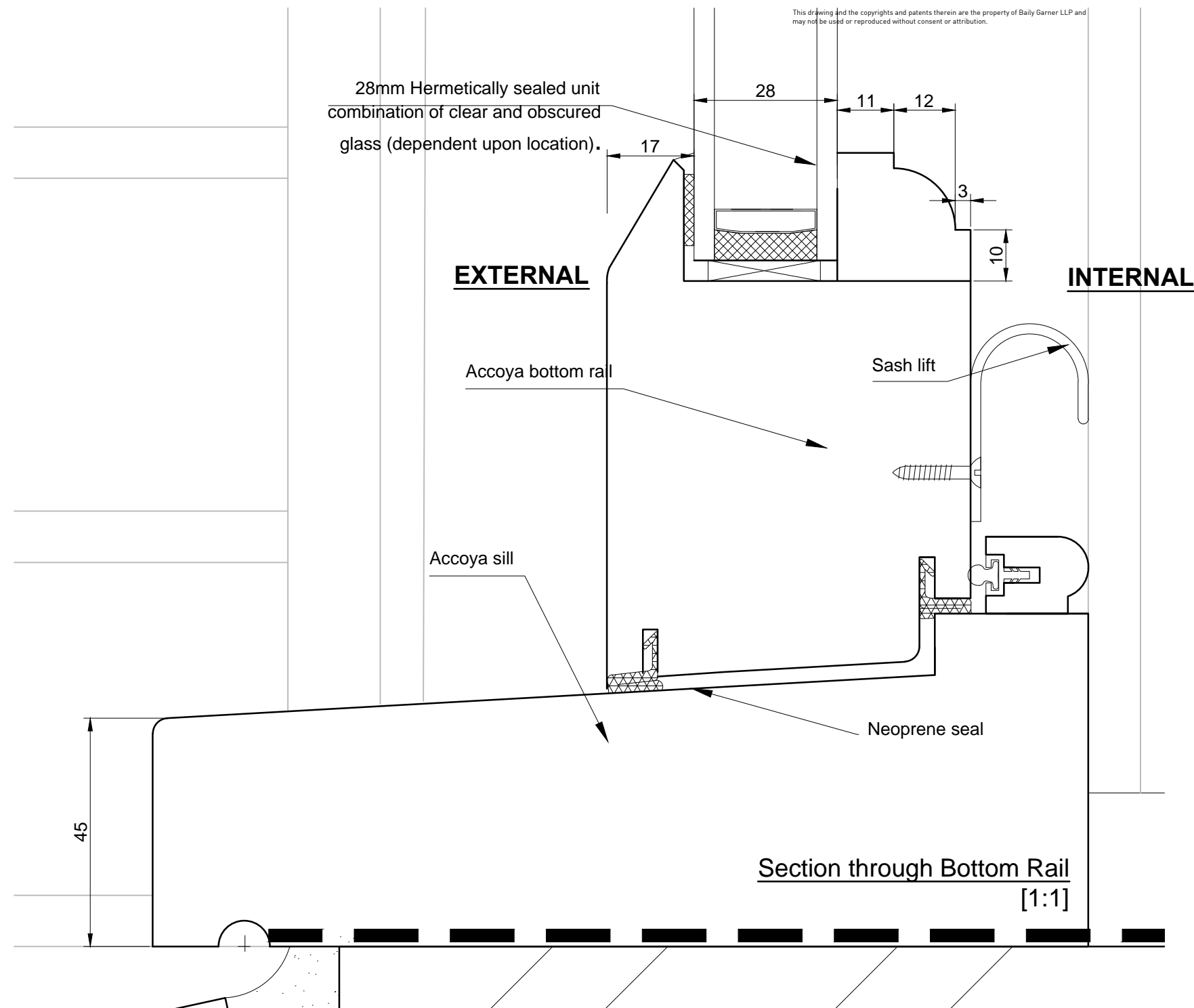
This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution.



Window Elevation (External)
[1:20]



Section through Ovolo Glazing Bead
[1:1]



Section through Bottom Rail
[1:1]

26893- Bourne Estate

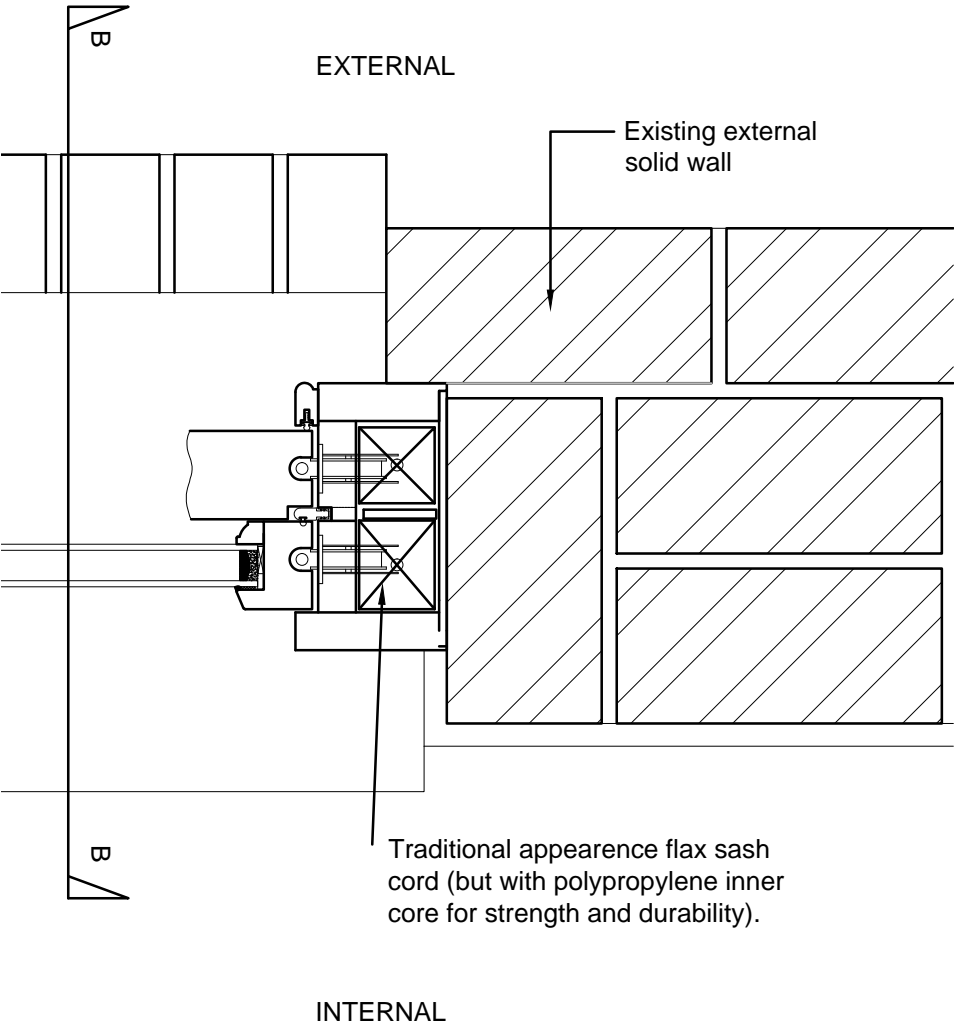
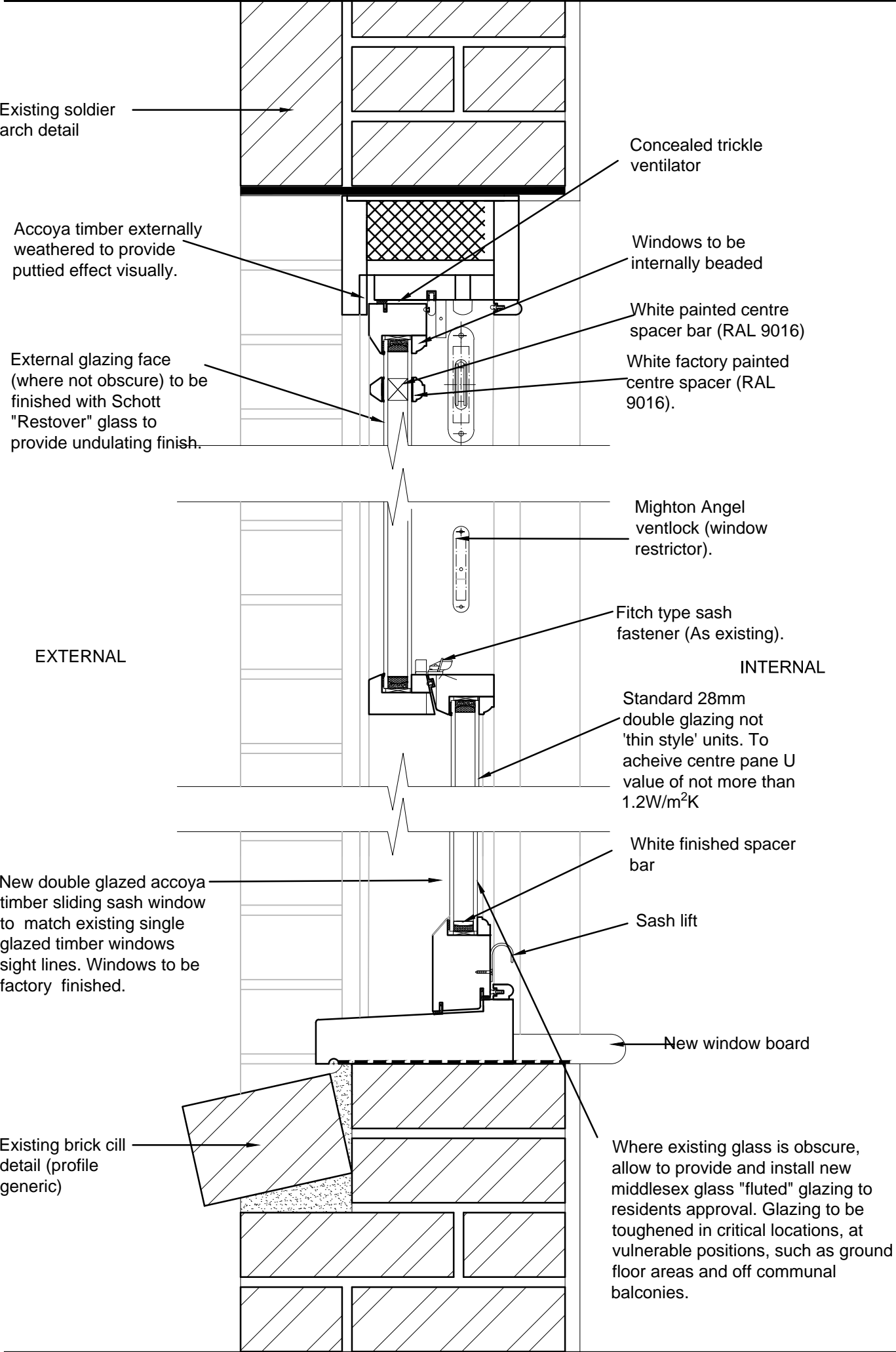
Proposed Sash Window

CLIENT: London Borough of Camden	PROJECT: 26893- Bourne Estate
ADDRESS: Radcliff Building Flat 47 Bourne Estate	TITLE: Proposed Sash
SCALE: 1:20 & 1:1	PURPOSE OF ISSUE: Planning
JOB NO: 26893	DRAWING No. P 76
DATE: 08/11/2016	REVISION



BAILY • GARNER

146-148 ELTHAM HILL
LONDON SE9 5DY
t. 020 8294 1000
f. 020 8294 1320
e. general@bailygarner.co.uk



Note: The fluted glass is a direct replacement for the Pilkington's "reeded" glass currently installed in a number of units.

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, CoshH Regulations, Construction regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Do not scale drawings. Figured dimensions to be worked to in all cases.

This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution.

A3

REVISION D C DATE



BAILY • GARNER

146-148 ELTHAM HILL
LONDON SE9 5DY
t. 020 8294 1000
f. 020 8294 1320
e. general@bailygarner.co.uk

CLIENT:

Bourne Estate

ADDRESS:

Camden Housing
London
NW1 7EP

PROJECT:

Bourne Estate - Camden

TITLE:

Proposed Sliding Sash Window Sections

PURPOSE OF ISSUE:

Planning

SCALE: 1:5 D SU DATE 26/09/2016

JOB NO. 26893 DRAWING No. P 71 REVISION C