

7 ROSSLYN HILL, CAMDEN, LONDON

NW3 5UL

FEBRUARY 2017

DESIGN & ACCESS STATEMENT

EXTERNAL WINDOW REPLACEMENT WORKS

V I V E N D I
A R C H I T E C T S LTD

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000
EMAIL info@vivendiarchitects.com

Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

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Compiled by:	Adam Holmes – Vivendi Architects
Reviewed by:	George Kythreotis – Vivendi Architects
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1. INTRODUCTION

This Design & Access Statement is in support of a full planning application for the replacement of all existing single glazed timber frame windows (both sliding sash and casement) to the front, side and rear elevations at 7 Rosslyn Hill, Camden, London, NW3 5UL. The application includes windows at all levels but excludes Velux roof windows and all external doors.

It is proposed to replace the existing windows with new double glazed, timber frame sliding sash and casement windows. The modern equivalents will be sympathetic to the design and style of the existing windows, but also provide a substantial improvement to thermal efficiency, security, noise reduction and ease of use for the building's occupants.

Please note that this Design & Access statement should be read in conjunction with the following application drawings:

- 1614-E01-00 Location Plan / Existing Site Photographs
- 1614-E03-01 Existing West & East Elevations
- 1614-E03-02 Existing South Elevation
- 1614-P03-01 Proposed West and East Elevations
- 1614-P03-02 Proposed South Elevations
- 1614-P03-03 Proposed Window Sections / Window Sections

2. EXISTING BUILDING

7 Rosslyn Hill is a four storey Victorian Terraced residential property which accommodates 20 studio flats, and is located in the London suburb of Camden within the Fitzjohns-Neatherhall Conservation Area. The existing windows are mix of single glazed, timber frame sliding sash or casement windows, a significant number of which are in a dilapidated condition and are no longer fit for purpose. It is our belief that the existing sash windows are weight and pulley box sash windows due to their age/current condition.

There are a number of different window sizes / sections / styles evident on each elevation (see drawings 1614-E03-01 and 1614-E03-02), and the amount of window liner and sash exposed differs on a window-by-window basis too (possibly due to previous unsympathetic refurbishment/replacement of windows at the property). Furthermore, a significant number of the sliding sash windows have horn detailing to the top sash only, the profiles of which will be reinstated as outlined on drawing sheet 1614-P03-03.

EXISTING SITE PHOTOGRAPHS



IMAGE 1: North Elevation



IMAGE 2: North Elevation



IMAGE 3: East Elevation



IMAGE 4: South Elevation



IMAGE 5: South Elevation



IMAGE 6: South Elevation

3. PROPOSED WORKS

This application is for the installation of sympathetic but modern equivalent double glazed, timber frame windows (both sliding sash and casement where applicable) that match the design and style of the existing windows (that they are replacing). All existing openings and external cills are to be retained but may require repair and making good. A proposed window schedule is indicated on drawing 1614-P03-03.

All new sash windows will continue use the weight and pulley box sash window system. The boxes will consist of preservative treated hardwood frames and sashes (pre-sprayed off site prior to installation), and the windows will benefit from low-E glass (toughened where necessary) that comply with current Building Regulations. The windows will be painted to match existing, and similar or equal ironmongery will be used in replacement to the existing. Each new window will maintain the integrity and original designs by way of matching glazing bars and horn detailing. All of the proposed windows will be installed by FENSA approved contractors and will be in accordance with the current Building Regulations including Approved Document N – Glazing, and Approved Document L – Conservation of Fuel and Power.

Please note that the front face of each proposed window will match the existing condition (that is to say, the proposed windows will not project further out into the external window reveal). The box section will alter due to the extra depth required for double glazing, but the increased depth of each new window frame will be taken up inside the building. Generally the glass sightlines will remain as close to the existing as possible.

4. CONCLUSION

It is intention of this full planning application to assist in preserving and enhancing the Fitzjohns-Netherhall Conservation Area through the sympathetic replacement of dilapidated single glazed windows at 7 Rosslyn Hill, London, NW3 5UL, with sympathetic but modern double glazed, timber frame equivalents. A proposed window schedule is indicated on drawing 1614-P03-03.

The modern equivalents will be sensitive to the design and style of the existing windows, but also provide a substantial improvement to thermal efficiency, security, noise reduction and ease of use for the building's occupants.

Each proposed window will be installed by FENSA approved contractors and will be in accordance with the current Building Regulations including Approved Document N – Glazing, and Approved Document L – Conservation of Fuel and Power. A Building Regulations application will be submitted as required in

conjunction with this planning application to ensure that all issues relating to Building Control are adhered to and satisfactorily carried out.

Taking into consideration all of the above, we believe that the proposed scheme complies with the requirements of the London Borough of Camden's Local Plan policies and is therefore an acceptable form of development.