



DESIGN, ACCESS and HERITAGE STATEMENT

Planning Application for replacement windows

to

**5 Penryn Street
Camden
London NW1 1RL**



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION AND HISTORY**

- 1.1 This statement is to accompany an application for replacement windows at 5 Penryn Street London NW1 1RL.
- 1.2 It is located close the centre of the village and is within the Kings Cross St Pancras Conservation Area.
- 1.3 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms. This includes an assessment of the impact on adjoining properties and the environment in terms of layout, design and scale. This includes issues of access.
- 1.4 The statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.

2. **THE DESIGN COMPONENT**

Amount

- 2.1 The entire site comprises the existing property which is a three storey terraced dwelling dating from the mid/late 19th Century and owned by Camden Council.
- 2.2 The property has undergone refurbishment and repair works to rectify long overdue defects and lack of repair to return it to modern day habitable standards. This included replacing all exterior windows for improved energy efficiency.

Layout

- 2.3 The layout of the site is unaffected by the works.

Scale

- 2.4 Issues of scale are unaffected by the works. All windows are designed to fit within existing openings.

Landscaping

- 2.5 Issues of landscaping are unaffected by the works.

Appearance

- 2.6 The replacement windows installed are PVC-u double glazed units or style and appearance to match those of adjacent properties.
- 2.7 This image taken from Google Street View suggests all windows to this and adjoining properties were matching in June 2015.



No 4

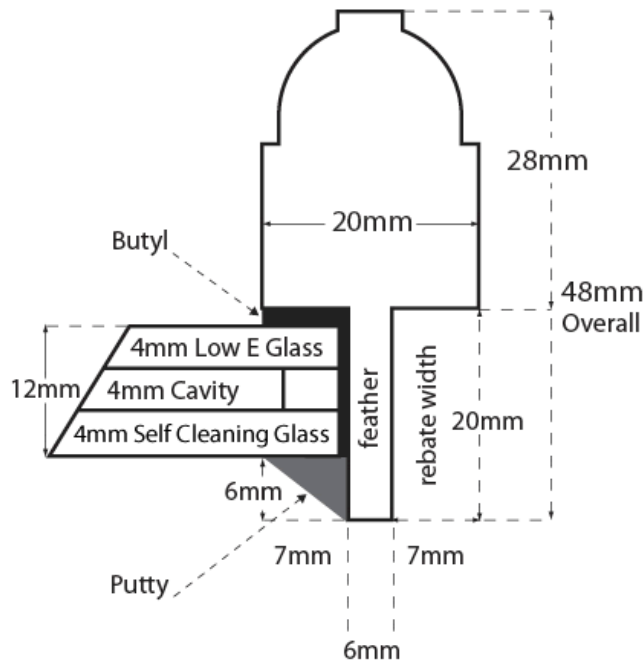
No 5

No6

- 2.8 The following shows the property at present with PVC-U replacement windows



- 2.8 This application proposes replacing these PVC-u windows with new purpose made timber windows with vertical sliding sashes to match as close as possible the appearance of those to adjacent buildings, assumed to be original.
- 2.9 The new windows will be glazed with Pilkington Spacia slimline double glazed units.



3. **ACCESS COMPONENT**

- 3.1 Issues of access and car parking are unaffected by these proposals.

4. **HERITAGE AND CONSERVATION**

- 4.1 The site is within the Kings Cross St Pancras Conservation Area.
- 4.2 The Kings Cross Conservation Area Statement promotes retention of existing architectural features and states that replacements should be of matching materials and appearance.
- 4.3 The Character and appearance of the Conservation Area will be unaffected by the proposals.

5. **CONCLUSIONS**

- 5.1 The proposed window replacements are designed to match as close as possible the original frames.
- 5.2 The character and appearance of the Conservation Area is unaffected by the proposals.
- 5.3 The proposal complies with published National and Local Planning Guidance, focusing on all new development within built-up area boundaries.

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