

DESIGN AND ACCESS STATEMENT

PROJECT: Replacement of 2 No. existing single glazed windows with new steel Crittall windows at Flat 8, Hillsborough Court, Mortimer Crescent, London

JOB No: GRT 898

DATE: 16.08.2017

This statement has been prepared on behalf of the applicant in support of a Planning Application for the replacement of two single glazed steel Crittall windows. This document should be read in conjunction with the drawings attached. Drg No. 001,002,003 & 004.

The application site is located in Camden, a short walk from Kilburn High Road. We understand the application address is neither listed, nor within a Conservation / Article 4 direction area.



1. ACCESS:

1.1 The existing access to Flat 8 on the ground floor is maintained and unaltered. This application, is solely concerned with the replacement of two single glazed Crittall windows. Access in terms of emergency egress will be improved to flat 8 should these proposals be approved.

2. DESIGN:

2.1 Flat 8 is located on the ground floor of Hillsborough Court. In this location the ground floor is approximately half a storey below street level. See associated site photos. Covered pedestrian passages located on the inner elevations of the flat complex provide the access routes to all the flats. The location of the windows to be replaced are to the rear of Flat 8 looking out onto these passages. The replacement windows cannot be seen from the street.

The existing windows have been surveyed and details of them are within the accompanying drawings. These windows have a 'hopper' style inward opening function which does not provide satisfactory emergency egress in accordance with AD Part B of the Building Regulations. Similarly the fact the windows at the front are well below street level means that emergency escape from this direction is not satisfactory. The internal layout is thus that egress from the inner bedrooms to the front door is past the kitchen, therefore the client, (the freehold landlord of the property), wishes to improve the situation for the tenants.

2.2 The proposal is to remove the existing two single glazed windows facing the inner courtyard of Hillsborough Court and replace them with similar Crittall windows with side opening casements for egress. The fenestration arrangement and the overall design and colour of the windows is to remain the same. Please see drawings attached for details. The specialist manufacturers of Crittall windows can adapt the new frames so as to replicate the larger profile sizes around where the hopper position is of the other adjacent windows. The existing windows are quite unattractive given the level of dilapidation and are a detraction on the overall appearance of the property.

3. CONCLUSION:

3.1 The existing windows have no impact on the street-scene. The proposal will significantly improve the appearance of the current dilapidated and untidy windows without compromising on the architectural character of the block through reinstatement of similarly styled Crittall windows.

Additionally, the proposed opening arrangement of the windows will provide satisfactory emergency egress from the 2 bedrooms in the event of a fire within the property.