

Heritage Surveys Limited

Design & Access Statement

Relating to:

20 Leighton Crescent
Kentish Town
London
NW5 2QY

Ref: SEB/309

Version: One

Report date: 2 March 2018



Table of contents

1	Introduction	3
	1.1 Introduction	3
2	Site	4
	2.1 Location	4
3	Proposals	5
	3.1 Windows	5
	3.2 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 some of the windows and doors at 20 Leighton Crescent, Kentish Town, London NW5 2QY.

2 Site

2.1 Location

20 Leighton Crescent is a four-storey end of terrace house, already converted into two self-contained flats, 20A and 20B.

Leighton Crescent is a residential road of similar properties, many of which are also already converted into flats.

No work is planned to change the form or level of occupation of these flats.

The site is adjacent to, but not in, the Kentish Town conservation area designated in 1991.



3 Proposals

3.1 Windows

The existing windows comprise predominately single glazed type vertically sliding sash windows. It is not proposed to replace these generally but to overhaul and redecorate. The exception relates to the rear elevation lower ground floor kitchen sash window which is beyond economic repair.

It is proposed to replace this window with a timber double glazed vertically sliding sash window to a similar fenestration design to existing.



There are a number of single glazed steel Crittall style windows in the property which are not contemporary with the original design and construction. It is not proposed to change the structural openings, but it is proposed to replace these steel windows with painted double-glazed windows to a similar style to the existing.



Most of these windows are not readily visible from the street being at lower ground floor level, side and rear elevations.

The proposals are indicated on the drawings.

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

Materials have been considered for the frames. Given the age and appearance of this house 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.

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.

3.2 Doors

The intention is to replace the flat entrance door to the lower ground floor flat. This door is also not readily visible from street level, being located on the side return elevation under the main steps.

The replacement door will be of similar design to existing.

There is no intention to replace the main entrance door to the upper flat which will be repaired and redecorated only.



To the rear the external door to the lower ground floor flat and the associated window will be replaced.

Replacement doors will be secure door sets, factory painted to follow the principles of Secured by Design.

4 Accommodation

4.1 Generally

No internal alteration works are proposed.

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

5 Access

5.1 Vehicular and Transport

The property is well located for public transport and vehicular access to the street, there is no on site parking.

5.2 Inclusive Access

No changes are proposed to the access arrangements or use of the flats.

Ramped level access is not currently provided and with steps being provided to both upper and lower flats this cannot be readily achieved. New doors will however be provided with nominally level thresholds.

End

6 Conclusion

Some of the windows are in poor condition and will be replaced. The steel windows are out of character and will be replaced with timber equivalents.

Other decoration and repair works are planned that do not require planning permission but will be carried out to match existing materials and finishes.

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.