**Design & Access Statement**

**Proposed Replacement Windows**

**Flat 2 Pied Bull Court, Galen Place, London WC1A 2JR**

1. **Property Description**
2. The subject property, located in the ‘Bloomsbury Conservation Area’, comprises a first floor two bedroom flat with a living room, kitchen, entrance lobby, plus a bathroom and toilet. The building appears to date from the 1980’s comprising retail uses on the ground floor and flats on the first, second third floors. An additional residential floor was added in a mansard roof in about 2012. The elevations are cavity brick and blockwork with timber framed sash windows. The building is located within a gated courtyard.
3. The subject building is not listed but is near a number of listed buildings. The area is not subject to an Article 4 Direction.
4. **Proposed alterations**
5. The proposed replacement windows form part of a comprehensive internal refurbishment of the building, also comprising;
* Adjustment of the electrical system
* Reconfiguration of lighting
* A new underfloor heating system
* New floor finishes
* New wall finishes
* New bathroom sanitaryware
1. **Replacement Windows – Design, Performance and Sustainability**
2. The proposed internal works listed above will not require planning permission. It is understood that the replacement windows may require planning permission because although the shape, design, materials, appearance and glazing bar patterns will be replaced to match the originals, it is proposed that the replacement windows should be upgraded to include double glazing. The benefits will be superior insulation, energy efficiency and greater noise mitigation, particularly from the external restaurant / bar uses in the courtyard, one floor below. The thermal performance of the replacement windows is calculated by the standards of EN ISO 10077-1:2006. This design will typically achieve a U-value of 1.6 W/m²K or better. The windows will be factory glazed with 24 mm thickness dual sealed units. In addition, Windows W1 & W2 are specified with toughened/laminated acoustic double-glazed units.
3. Local policy and interpretation of the rules covering alterations to windows in flats varies from council to council. In Camden, guidance is set out in:

https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/before-you-apply/residential-and-business-projects/windows-and-doors/ . Regarding alterations and replacement of windows in flats, the guidance says:

“*Flats:*

*You will need apply for full planning permission for changes to a window or door if:*

* *it will be installed where there was not one before;*
* *it will be made of a different material to the existing. For instance replacing a timber window with a uPVC window;*
* *it will be of a different size to the existing; or*
* *it will differ in appearance to the existing. For instance replacing a sash window with a casement window or altering the glazing bar pattern.*

*If your flat is a listed building, or part of a listed building, you will also need to apply for listed building consent to alter, install or replace any windows or doors.”*

1. The four replacement windows proposed for Flat 2, identified in the existing and proposed drawing, (Proposed like for like sash window replacement, dated 16th June 2018), demonstrate, together with the photos of the existing windows, that the existing glazing bar patterns will be maintained by the replacement windows.
2. Camden’s Design advice: CPG1 Design, at paragraph 4.7, (pages 24 and 25) states:

*“4.7 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.*

***Windows***

*• Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals*

*as closely as possible in terms of type, glazing patterns and*

*proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.*

*• Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible, see also CPG3 Sustainability (Sustainable use of materials chapter), which gives guidance on the use of sustainable materials).*

*• Reference should be made to the Building Research Establishment’s (BRE) Green Guide to Specification when sourcing replacement window frames.*

*• Where the original glazing bars are highly detailed and intricate, or contain stained glass or leaded panes these should be retained and repaired. See also the Camden leaflet A Guide to Windows (2006), which is available on our website, for advice on secondary glazing and other ways to improve energy efficiency while retaining attractive original features.*

*• Where windows are replaced they should have the lowest ‘U-value’ feasible.*

*• Listed building consent will be required for replacement windows, secondary glazing and double-glazing in listed buildings.*

*• In conservation areas original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match the existing.*

*• Further guidance on window alterations and the effect that this can have on energy efficiency and protecting heritage assets can be found on English Heritage’s ‘Climate Change and your Home’ website: www.climatechangeandyourhome.org.uk.”*

1. In specifying the replacement windows, designing the replacement, the expectations of paragraph 4.7 of “CPG 1 Design will be achieved as the design reflects the character and design of the wider property and its surroundings. Also, the design includes closely matching the original materials and design details. This will ensure that the replacement windows are appropriate and ensure that the replacement windows will blend well with the original retained windows in other flats.
2. Since the replacement windows will be manufactured in selected engineered laminated pine or hardwood, sourced from sustainable and managed forestry (FSC or PFEC certified), the materials used will be sustainably sourced, thereby meeting the expectations of the second bullet point to paragraph 47 of CPG 1, Design.
3. Although CPG 1, Design encourages use of the BRE Green Guide to preparing specifications, I note that currently, the web-based Green Guide Calculator is not yet available for public use.
4. CPG 3, Sustainability notes that, “Where windows are replaced they should have the lowest ‘U-value’ feasible.” CPG 3 at paragraphs 3.21 and 3.22 indicate that for replacement residential windows the target U value should be around 1.5 W/m2.K (British Fenestration Rating Council band B or better). The replacement windows designs for Flat 2 are expected to achieve 1.6 W/m2.K or better.
5. Double glazing is the principal, if not the only reason, that might justify a the need for a planning application to approve its use in this building within the conservation area. Double glazing was permitted in the mansard dormers within this building in 2012, (Flat 21, Pied Bull Court, Reference: 2012/0579/P). Given this precedent, there should be no significant planning reason why the use of double glazing should not be used at Flat 2, having been accepted in the building, some 8 years ago.
6. Finally, in relation to design and materials, the windows will be manufactured in selected engineered laminated pine or hardwood, sourced from sustainable and managed forestry (FSC or PFEC certified). The design will therefore contribute towards the achievement of sustainable development.
7. **Access matters**
8. These proposals will not give rise to any impacts or changes associated with access considerations.
9. **Impact**

1. The replacement on a like for like basis for each of the windows will have a unifying effect on the appearance of the property. There will be no loss of the character of the building; indeed, it will remain unchanged. In common with the introduction of double glazing in Flat 21 in 2012, the use of double-glazing will have no perceptible impact on the appearance of the building; its design will remain consistent with the character of this part of the conservation area within Galen Place, but this upgrade will improve the thermal efficiency and reduce neighbouring noise impact, improving the comfort and amenity of the occupants of Flat 2.

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**Partner**

**3rd July 2018**