

Design and Access Statement

Curtis du Pont Waibel – 16 New End Square, NW3 1LN

1. What are the features on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites

The building is a domestic property.

4 Story Building

Good overall Condition

Terrace

Grade II Listed

Notes taken from Camden Website -

Terraced house. C18, refaced in C19, top storey added C20. Multi-coloured stock brick, patched. 3 storeys 1 window. Gauged red brick round arch with impost bands to entrance with radial fanlight and panelled door. Ground and 1st floor sashes with gauged red brick flat arches and flush framed sashes having exposed boxing. 2nd floor has tripartite flush framed sash; plain brick band at window head level. Parapet..



2. Please provide details of how access issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building
- Way-finding and signage An assessment of means of escape

The works proposed are relatively minor in terms of access. Works do not require any specialist plant and access other than the erecting of scaffolding and enough space for unloading and parking of a works vehicle (Transit Van)

3. Please provide details of the layout of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

This application applies only to replacement windows.

Windows are to be removed and installed each day with nothing left open or boarded up overnight.

The works should be continuous with personnel remaining onsite for most of the time when the installation takes place.

Unloading should happen directly in front of the house / close as possible as top not interfere with other neighbours

4. Please provide details of the scale/appearance of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

Essentially the replacement windows are to be a like-for-like replacement. All section sizes are to be as per current

- *Single Glazed Clear 4mm Glass. Putty Finished*
- *Timber (Accoya)*
- *Section sizes to match current*
- *Moulding to match current*
- *Retain internal window boards, liners and architrave*
- *White gloss paint*

A small adjustment is proposed to the sash horns. Some windows have different sash horns and we proposed to have consistent horns.

Please provide details of the landscaping in the proposed development

When choosing trees and plants the following factors should be considered:

Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?

Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.

Sustainability – is there enough soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

Not Applicable

5. Please provide details of how Heritage Assets issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

The building is Grade II listed and located in a conservation area.

We are conscious that works to listed buildings should be repair over replacement, however, the windows do not appear to be original and the materials/timber used are of a substandard quality. Other windows have previously been replaced with an incorrect window type and material and the homeowner would like to reinstate the windows as they should be.

As a result of incorrect installation of windows and poor materials used the homeowner has endured an excessive maintenance programme.

The objective is to reinstate windows in keeping with the originals and replacing windows which are not in keeping with the building's aesthetics.

To insure the new windows match the look and functionality like for like sections and profiles are to copied and where the originals are not present we have used neighbouring houses/windows as guidance.