

Design and Access Statement

1-5 Oriel Court
Health Street
London
NW3 6TG

Prepared on behalf of

London Borough of Camden
5 Pancras Square
Kings Cross
London N1C 4AG

Job No: 510.062

Date: 01 March 2020

Prepared by James Suleman
Pellings LLP
Northside House
Cockfosters Rd
Barnet EN4 9EB

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	4
3.1	Description of the Proposal	4
3.2	Use	4
3.3	Layout	4
3.4	Scale	4
3.5	Appearance	4
4.0	Access	4
5.0	Summary	5

1.0 INTRODUCTION

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Pellings on behalf of London Borough of Camden. It accompanies the full planning application for the removal of existing single-glazed timber windows and replacement of new double-glazed timber windows to all elevations. All replacement windows to be compliant to BS 644:2012.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:

- Section 2.0 - Understanding the Context
- Section 3.0 - Design
- Description of Proposal, Use, Layout, Scale and Appearance
- Section 4.0 - Access
- Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 1-5 Oriel Court is purpose built Victorian low-rise block containing 5no self-contained flats. It is a two-storey property traditionally constructed with solid walls. The two storeys consist of ground and first floor. The property is located in a residential area close to the local amenities.
- 2.1.2 The façade of the building is generally solid yellow stock brickwork. To the front elevation the walls are generally decorated with assumed stone window cills. There are small glazed canopies to the flat front door entrances.
- 2.1.3 The main roof is pitched with what appears to be artificial slate coverings with brick-built with a raised parapet wall with brick copings to the flank elevations and precast concrete to the rear elevation.

- 2.1.4 The existing rainwater goods are located externally, to the front of the building there are PVC-u half round profile gutters and PVC-u downpipes. To the rear, the parapet wall forms a 'box gutter' covered in assumed asphalt attached to downpipes to the rear via hoppers at various locations
- 2.1.5 The existing windows are single glazed timber casement windows.
- 2.1.6 Access to the flats is provided via courtyard area leading to a concrete path to individual flat entrance doors located at various locations on the front elevations. There are no communal areas.
- 2.1.7 There is no rear garden, however there are small gardens for each flat with a timber gate and fences.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing single-glazed timber windows and replacement with new double-glazed timber windows to all elevations. All replacement windows to be compliant to BS 644:2012.

3.2 Use

- 3.2.1 The property is a purpose-built residential street property comprising of five self-contained flats.
- 3.2.2 The property will continue to be in use by the residents during the works
- 3.2.3 The property is not listed, however it is located within a Conservation Area.

3.3 Layout

- 3.3.1 No alterations are required to the existing layout of any dwelling.

3.4 Scale

- 3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance

- 3.5.1 It is proposed the fenestrations of the new windows will be a like for like replacement to match the existing style and colour of the previous windows and be keeping with the area.

4.0 Access

- 4.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 Summary

- 5.1 It is proposed to removal of existing single glazed timber windows and replacement with new double-glazed timber windows to all elevations to match the fenestration of the existing windows.
- 5.2 The replacement of the windows will have a positive impact on the residents of this property, providing substantial improvements to the thermal efficiency, security, reduction of noise, ease of use and long-term maintenance. Replacement windows will be installed by FENSA approved contractors and will be in accordance with the current Building Regulations including Approved Document N - Glazing and Approved Document L – Conservation of Fuel and Power.
- 5.3 The intention is for the proposed works to enhance the existing building and its tenants/ leaseholders by being sympathetic to the design, colours used, style, materials and finish of the existing structures and surrounding area and the local environment.
- 5.4 Taking into consideration all of the issues detailed above, it is hoped that the proposals as outlined in this Design and Access Statement, and additional submitted documentation, will result in this planning application being successful and planning permission being approved.