

DESIGN AND ACCESS STATEMENT

ADDRESS	Kingsway Mansions, 23A Red Lion Square, London, WC1R 4SE
PROPOSAL	Replacement of existing timber single glazed casement windows with timber framed double glazed units. Replacement of timber doors leading to the fourth floor balconies with new timber doors.
APPLICANT	Kingsway Mansions Ltd
ISSUE 1.3	13 th December 2022



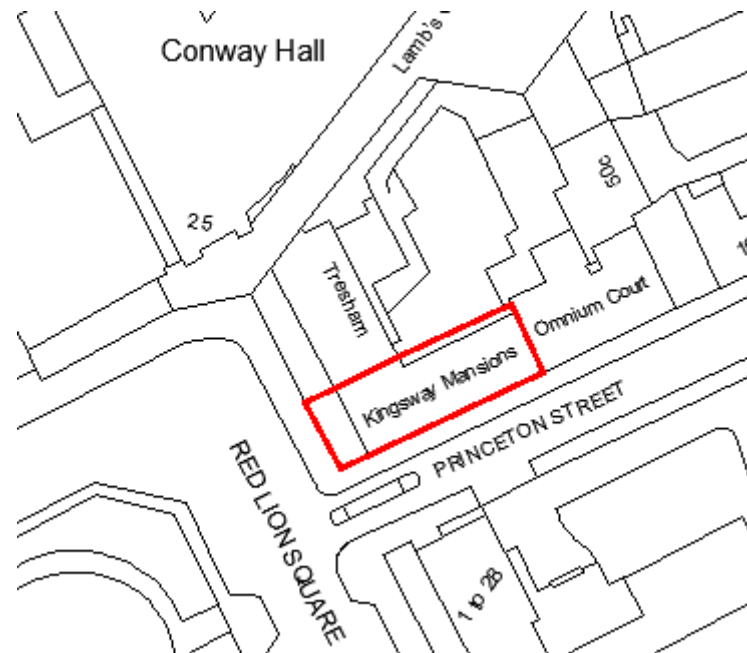
Kingsway Mansions, 23A Red Lion Square, WC1R 4SE

Introduction

This Design and Access Statement has been prepared to accompany the application for the replacement of existing timber framed windows with new double glazed units. The new timber framed units will be in materials and a style to match the existing.

The subject property is a five-storey block with accommodation in the basement and is made up of self-contained flats. The property is located in the Bloomsbury Conservation Area.

There is no relevant planning history on the property. A number of the original casement windows have been replaced with timber units to match.



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Proposed Alterations

This application seeks permission to replace the existing timber framed single glazed units with new double glazed windows. The design, style, and colour of the new window frames are to be as similar as possible with the existing timber windows. There are no other internal or external alterations proposed. The window sizes are not proposed to be changed.

The new double glazed units will improve the thermal efficiency of the property and will require less ongoing maintenance than the existing windows while keeping the character and appearance of the building the same.



Design

The design of these new windows will follow the existing style with side hung casements and fixed fan lights. The colours of the new windows will match the existing. The new windows seek to retain the character of the building and the local area.

The size of the openings are not to be altered and new windows will be fitted into the existing.



Existing windows



Use

No Change of Use is proposed to any part of the building.

Access

No alterations are proposed to the existing access arrangements.

Scale

No alterations or enlargements are proposed to the property. The existing window openings will be retained and used for the new windows.

Landscaping

No alterations are proposed to the property or site.

Conclusions

The design and material of the windows will offer several improvements over the existing single glazed timber windows. These include an upgrade in the thermal efficiency and will reduce the need of ongoing maintenance of units that are nearing the end of their effective life. The changing of the window units is part of a larger scheme of works, which also includes improving the insulation in the roof, to make the block 'greener' and reduce the amount of energy being used for both the environment and during the cost of living crisis.

The colour and style of the windows will match the existing and no alterations are proposed to the size of openings for the windows or doors. Several neighbouring buildings, including Tresham House, Culverhouse, and Omnium Court fronting Red Lion Square and Princeton Street benefit already from double glazed units.