

Design and Access Statement

Window Replacement Scheme

With response to Heritage and Fire requirements

Date: 27th October 2022
Address: 49 Lancaster Road, London, N4 4PL
Job No: 34210

Introduction

Construction consultancy Baily Garner LLP have prepared this Design and Access Statement on behalf of Axis Europe Ltd working for London and Quadrant Housing Trust. This statement accompanies the planning application for the renewal of all windows and doors to all elevations with modern double-glazed uPVC and timber equivalents.

This statement has been drafted in response to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2010 and subsequent 2013 amendments which state that a Design and Access Statement must accompany any full plans application and comply with Design and Access Statements: How to Write, Read and Use Them (CABE, 2006).

Site Description and History

The site does not have a significant or interesting history and is perceived to have been constructed in the Victorian era with primarily single-glazed timber doors and window sets. The local area is considered to be primarily residential with a short walking distance to Finsbury Park Station.

Heritage

The building does not hold a locally listed status; however, it does lie within a conservation area. The property is located within the Stroud Green conservation area. Architecturally the building's Aesthetics were not noted to be of note and therefore do not require a high level of consideration or retention.

Design (Description of Proposal)

The proposal allows for the renewal of the existing windows and doors with modern thick profile double glazed uPVC units in accordance with the section details to the rear, with new fit for purpose double-glazed timber windows to the front elevation. This is due to the property keeping the original look to suit the local conservation area it is listed under. Elevations and window schedule appended to this application.

The new windows will be of white uPVC which is considered a relatively standard and generic colour within the local area and wider regions of Greater London and the home Counties. The new double-glazed timber frames will be on a like for like basis.

Use

The property is currently of residential C3 (B) use and will not change or be impacted by the application.

Layout

The proposed development does not make any alterations to the existing window or site layouts.

Scale

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

Appearance

Careful consideration of the proposal has been undertaken to ensure the impact on the scape of all elevations is minimised.

Noting the character locally and presence of similar materials locally the impact of the new glazing and frames will be minimal and the character will be retained by the works.

To the rear elevation the property is not currently visible from the adjacent streets other than to the rear of the properties and sites that back on to the applicant site. Therefore, the impact that the proposal will have on the street is reduced.

Access

The proposed development does not make any alterations to the existing access arrangements.

Response to the 2021 fire requirements

As of the 1st of August 2021, a fire statement is required for most new full plan applications.

As part of the statement confirmation is required to be provided in relation to the following elements as dictated by planning policy of the London plan.

- The Construction method, products and materials used.
- Means of escape for all building users and evacuations strategy (including Policy D5(B5).
- Evacuation assembly points
- Passive and active fire safety measures.
- Access and facilities for the fire and rescue service
- Site access for the fire and rescue service.

The new window and door units proposed are to be constructed from uPVC and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.

The property does not contain any external staircases that could potentially be impacted by the spread of fire through windows onto the existing escape routes and means of escape.

The existing evacuation assembly point is assumed to be located to the front pathway of the road property and will remain as such for the duration of the works. The replacement of windows to the property will not affect the current location of assembly points.

The existing property has a number of fire precautions which will be unchanged by the proposed work which will neither improve nor worsen the safety measures already implemented. The building freeholder is expected to have an accurate fire risk assessment for the building which they will be responsible for reviewing and updating as required, after works have completed.

Access in facilitating Fire and Rescue services will remain unchanged for the duration of the work and following completion will continue to be the same as existing therefore not changed. Should access be impacted in the future, the client will update the associated fire strategies as required and therefore will not change.

Summary

The proposal is to renew the windows to **49 Lancaster Road, London, N4 4PL** this is as a result of their deteriorating condition and noncompliance with the latest building regulations.

The renewed windows will perform to a higher safety, security and thermal efficiency and will ensure thermal comfort and safety of the existing building users.

To minimise the impact on the external street façade and local area the proposal has been considered for suitability and the selection of uPVC has been made noting the presence of the same material elsewhere on the street; therefore, the proposal is considered a suitable and best placed proposal.

From a design access and heritage perspective the proposal is considered permissible and will have little to no negative impact on the local area but will improve the livelihoods of the existing building occupants.