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**Design & Access Statement**  
Planning Consent

**Solent**  
**77-105,**  
**Solent Road,**  
**NW6 1TY**

Prepared on behalf of  
**London Borough of Camden**  
**5 Pancras Square**  
**London**  
**N1C 4AG**

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Authorised for Issue:

  
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For and on behalf of Baily Garner LLP

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	3 <sup>rd</sup> January 2024	To accompany planning application

# Design & Access Statement

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Figure 1 – Site Location Plan

## 1.0 Introduction

### 1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of the London Borough of Camden. It accompanies the full planning application for the removal of all existing single-glazed timber windows and patio doors, to be replaced with new double glazed timber composite windows and patio doors. The proposed works also comprise of roof renewals to the main and terraced roofs to the property.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2015 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

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### 2.0 Understanding the Context

#### 2.1 Site Description

- 2.1.1 Solent is located in the London Borough of Camden. It is a four-storey block of flats, consisting of 15 flats.
- 2.1.2 The building uses stretcher bond brick construction in primarily a tanned colour with a metal glazed canopy frame surrounding the stair cores to the block. The roof is a standard flat roof, with the roof coverings consist of a mixture of concrete paving to the terraced roofs and pebble ballast to the main roof.
- 2.1.3 Existing windows throughout are single-glazed timber framed casements finished in a varnish. The existing patio doors are single glazed timber French door sets.
- 2.1.4 Access to the site is from Mill Lane and there is parking on the streets surrounding the site. The property is a 16-minute walk from Kilburn Underground Station and a 11-minute walk from West Hampstead Train Station.

### 3.0 Design

#### 3.1 Description of the Proposal

- 3.1.1 The proposals look to remove all existing single-glazed timber framed casement windows and replace with a more fit for purpose double-glazed timber composite tilt and turn windows.
- 3.1.2 The proposal includes to replace all single glazed timber patio doors with a more fit for purpose double glazed timber composite patio doors.
- 3.1.3 The proposed has been specified to match the fenestration of the original timber windows and patio doors, minimizing the effect on the appearance of the building.
- 3.1.4 Window and patio door replacements will be crucial to upgrade the property's thermal performance, with the proposal of double-glazed units, necessary to meet approved documents L- Conservation of Fuel and Power. Double-glazed window sets also greatly improve the security of the building, minimising risk for residents occupying the flats.
- 3.1.5 The main and terraced roof works include the renewal of the existing flat roofs with a proposed 'Bauder total roof system.' The proposal will look to upgrade the property's thermal performance and necessary to meet approved documents L- Conservation of Fuel and Power.
- 3.1.6 The main roof works involve the installation of a 'Latchway' man safe system and a cat ladder for maintenance purposes. The main roof will be required to raise in height by three brick courses in order to facilitate the installation of the cat ladder.
- 3.1.7 The proposed works will include increasing the height of the terraced handrail by adding a supplementary rail to meet the requirements of Approved Document K, Protection from falling, collision and impact.

#### 3.2 Use

- 3.2.1 The property is currently of residential use.

#### 3.3 Layout

- 3.3.1 The proposed development does not make any alterations to the existing layout.

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### 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 Original timber window and patio door sets will be replaced with a new fit for purpose double-glazed timber composite window and patio door sets. As mentioned, these replacements will be on a like-for-like appearance and looks to match the original fenestration. In doing so, the appearance of the property will be in keeping with the surrounding properties, minimising its effect on the local area.

3.5.2 Replacements will look to upgrade the current windows and patio doors, where they are starting to look run down and unattractive. Upgrades will revitalize the building, returning the appearance closer to its original state.

3.5.3 The height of the main roof is expected to be raised by approximately three brick courses to facilitate the installation of the cat ladder. As mentioned, this will allow easy access to the main roof for maintenance purposes.

3.5.4 The supplementary rail will be installed to raise the terraced railing height to meet the requirements of Approved Document K.



Figure 2 – Solent Front Elevation

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Figure 3 – Solent Rear Elevation

## 4.0 Access

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

## 5.0 Summary and conclusion

5.1.1 The proposed window and patio door replacement proposals have been considered in relation to the impact upon the building and wider local area.

5.1.2 The work consists of the following:

- Removal of existing timber windows and the installation of new fit for purpose double-glazed timber composite window sets.
- Removal of existing timber patio doors and the installation of new fit for purpose double-glazed timber composite patio door sets.
- The renewal of the main roof and terraced roofs with a 'Bauder total roof system.' This includes the installation of a mansafe system to the main roof.
- Raising the roof height by three brick courses to facilitate the installation of a cat ladder.
- Increasing the terraced handrail height by providing a supplementary railing to meet the requirements of Approved Document K.