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Design & Access Statement
Planning Consent

24-26 Maygrove Road
Kilburn
London
NW6 2EB

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

Job No: 34656
Date: 3rd January 2024

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Authorised for Issue:


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For and on behalf of Baily Garner LLP

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	3 rd January 2024	To accompany planning application

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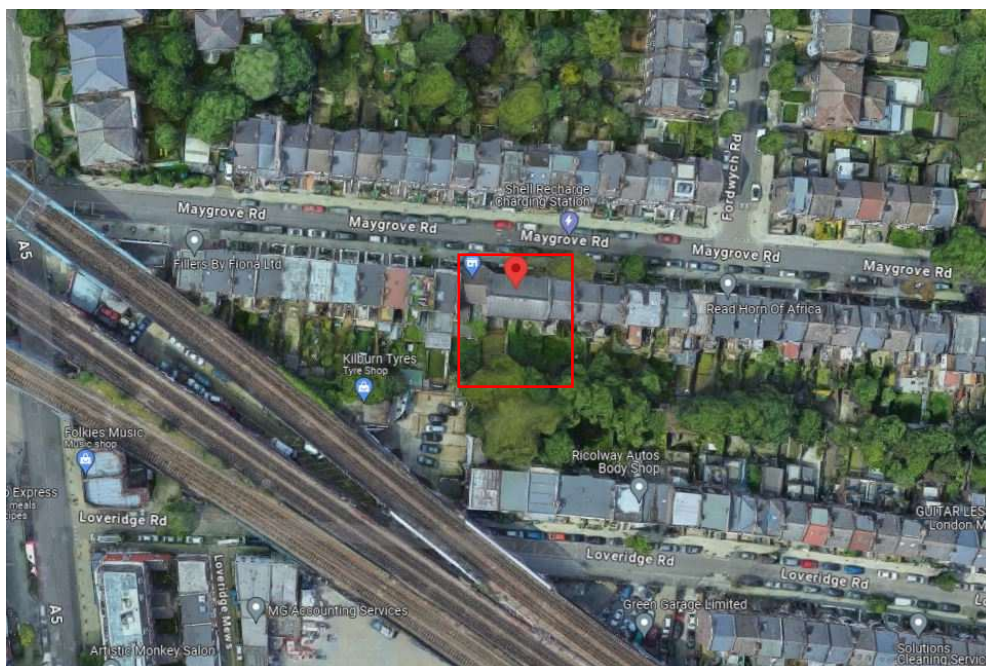


Figure 1 – Site Location Plan

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 work also comprises of a roof renewal to replace the existing single skim aluminum sheet roof with a Kalzip liner deck roof system.

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 24-26 Maygrove is located in the London Borough of Camden. It is a four-storey block of flats, consisting of 8 flats.
- 2.1.2 The building uses stretcher bond brick construction in primarily a light-yellow colour. The roof is a pitched roof, with the roof coverings consisting of a single skim aluminium roof sheet.
- 2.1.3 Existing windows throughout are single-glazed timber framed casement windows and are finished in a varnish.
- 2.1.4 The existing patio doors throughout consist of single glazed timber door sets to the front and rear elevation.
- 2.1.5 Access to the site is from Maygrove Road and there is parking on streets surrounding the site. The property is a 2-minute walk from Kilburn Underground Station and a 5-minute walk from Brondesbury overground station.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 Proposals look to remove all existing single-glazed timber framed casement windows and replace with a mixture of a more fit for purpose double-glazed timber composite tilt and turn and pivot windows. The proposal also includes to replace the single glazed timber patio doors with a more fit for purpose double glazed timber composite door sets.
- 3.1.2 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.
- 3.1.3 Window replacement proposals will be crucial to upgrade the property's thermal performance, with the proposal of double-glazed windows, 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.
- 3.1.4 The proposal also looks to replace the existing single skim aluminium sheet roof with a like for like Kalzip liner deck roof system. The new roof will be crucial to upgrade the property's thermal performance and meet approved documents L- Conservation of Fuel and Power requirements.

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.

3.4 Scale

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

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Figure 2 – Maygrove Front Elevation



Figure 3 – Maygrove Rear Elevation

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3.5 Appearance

- 3.5.1 Original timber window sets will be replaced with a new fit for purpose double-glazed timber composite windows. 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 The single skim aluminium sheet roof will be replaced with a new Kalzip liner deck roof system. As mentioned, these replacements will be on a like-for-like appearance and minimise the effect on the local area.
- 3.5.3 Replacements will look to upgrade the current windows and roof, where they are starting to look run down and unattractive. Upgrades will revitalize the building, returning the appearance closer to its original state.

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 roof replacements have been considered in relation to the impact upon the building and wider local area.
- 5.1.2 The work consists of the following:
- The removal of existing timber windows and the installation of new fit for purpose timber composite double-glazed window sets.
 - The removal of existing timber patio doors and the installation of new fit for purpose timber composite double-glazed door sets.
 - The removal of the existing single skim aluminum sheet roof and installation of the new fit for purpose Kalzip liner deck roof system.