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Design & Access Statement
Planning Consent

Ellerton
30 Mill Lane
London
NW6 1LX

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

Job No: 34656
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Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk

www.bailygarner.co.uk

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Prepared By: Matthew Worsley BSc (Hons)

Authorised for Issue:


MATTHEW WORSLEY BSc (HONS) BSc (HONS) BSc (HONS) BSc (HONS)

For and on behalf of Baily Garner LLP

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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 balcony doors, to be replaced with new double glazed timber composite windows and balcony doors.
- 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 Ellerton is located in the London Borough of Camden. It is an eleven-storey block of flats, consisting of 32 flats.
- 2.1.2 The building uses concrete frame construction with brick infill panels and a stretcher brick bond. The roof is standard flat roof and consist of a bituminous felt waterproofing system.
- 2.1.3 Existing windows throughout are a mixture of single-glazed timber framed top hung fixed casements and pivot windows finished in a varnish.
- 2.1.4 The existing balcony doors throughout consisted of single glazed timber door sets.
- 2.1.5 Access to the site is from Mill Lane, there are a limited number of parking spaces on site that are allocated for residents, there is additional parking on streets surrounding the site. The property is a 10-minute walk from Kilburn Underground Station and a 14-minute walk from West Hampstead Train Station.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 Proposals look to remove all existing single-glazed timber framed top hung fixed casement and pivot windows and replace with a mixture of a more fit for purpose double-glazed timber composite tilt and turn, fixed casement and pivot windows. The proposal also includes to replace the existing timber glazed balcony doors with timber composite balcony door sets.
- 3.1.2 The proposed has been specified to match the fenestration of the original timber windows and balcony doors, minimizing the effect on the appearance of the building.
- 3.1.3 Window and balcony door replacement proposals 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.

3.2 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 – Ellerton Front Elevation



Figure 3 – Ellerton Rear Elevation

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3.5 Appearance

- 3.5.1 Original timber windows and balcony door sets will be replaced with a new fit for purpose double-glazed timber composite windows and balcony 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, 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 balcony door 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:
- Removal of the existing timber windows and the installation of new fit for purpose timber composite double-glazed window sets.
 - Removal of the existing timber balcony doors and the installation of new fit for purpose timber composite double-glazed door sets.