



Design and Access Statement

**Flats A – E,
54 Crowndale Road
London
NW1 1TP**

Prepared on behalf of
**Origin Housing
110 Eversholt Street
London
NW1 1BS**

**Job No: 35306
Date: 22nd February 2024**

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1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of Origin Housing. It accompanies the full planning application for the removal of existing single-glazed timber box sash windows, timber casement windows and timber door, to be replaced with new double glazed timber box sash windows, timber casement windows and UPVC doors. The proposal also includes the replacement of glazed roof to the rear with a new pitched roof with rooflight. All replacement windows and doors to be compliant to BS 7412:2007 specification for windows and doors and approved documents L and Q.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) 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

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 54 Crowndale Road is a five storey, mid-terrace, traditionally constructed, Victorian building in the London Borough of Camden.
- 2.1.2 The building is not listed but is in the Camden Town Conservation Area.
- 2.1.3 The main roof is a mansard construction finished with slate, with dormer windows and lead detailing. The back addition to the ground floor of the rear has a flat, asphalt roof. There is a new extension to the rear of the lower ground floor, with a pitched glazed roof.
- 2.1.4 The external walls are solid brick construction, of yellow/multi London stock brick. The ground floor back addition appears to be of newer construction but is constructed of London stock brick. The lower ground floor extension is built into the party wall and wall of the back addition.
- 2.1.5 The existing front door to the communal entrance is a four panelled timber door and will remain. The existing door to the ground floor rear is glazed timber and will remain. The doors to the lower ground floor are timber doors and appear to be less than thirty years old, the doors and the adjacent windows will be replaced with UPVC doors and windows to match the existing configuration.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposal includes removal of the single glazed existing windows and doors to lower ground floor rear extension. These are to be replaced with timber double glazed windows to match the existing configuration, apart from the lower ground floor windows and doors to the rear which will be replaced with UPVC windows and doors. The glazed roof of the lower ground floor is to be replaced with a new insulated pitched roof finished with single ply membrane and a rooflight.
- 3.1.2 Origin Housing wish to use the scaffold that will be required for replacement of the windows to undertake opportunistic repairs to 54 Crowndale Road, this will include: repointing of brickwork; repairs to damaged concrete; roof repairs; repairs to damaged render; cleaning of gutters and rainwater pipes; redecoration to existing timber, render and metalwork. In all cases it is the intention that the materials used will match materials, colour and appearance of the existing.

3.2 Use

- 3.2.1 The property is a five storey building, this is a residential home comprising five flats, the use of which is C3. There is no change of use proposed.

3.3 Layout

- 3.3.1 No alterations required to the existing layout, or of any dwelling.

3.4 Scale

- 3.4.1 No change in scale is proposed.

3.5 Appearance

- 3.5.1 The proposed new timber sash windows, timber casements windows and timber door set will all be supplied by George Barnsdale, the UPVC windows and doors will be supplied by Rehau, the rooflight to new roof will be Velux Low Pitch Window. Product literature and standard detail drawings for all replacement windows and doors have been provided.

4.0 Access.

- 4.1.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 Summary

- 5.1.1 This proposal has been developed with the intention of minimizing any impact of the proposed works on the appearance of the building. The fenestration of the new windows has been designed to match that of the existing windows in order to preserve the character of this period property.
- 5.1.2 The replacement of the existing windows and doors with new double-glazed units is considered a vital upgrade by Origin Housing. The new windows will perform significantly better with respect to thermal insulation which in turn, will greatly assist residents with heating their homes and reducing energy bills.