



Design and Access Statement

**Flats A – E,
13 Mornington Crescent
London
NW1 7RG**

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

**Job No: 35306
Date: 20th February 2024**

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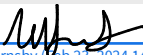
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1.0 Introduction

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 timber door. 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 13 Mornington Crescent is a five storey, end of terrace, traditionally constructed, Victorian building in the London Borough of Camden.
- 2.1.2 The building is Grade II listed and is in the Camden Town Conservation Area.
- 2.1.3 The main roof consists of two hipped roofs, with valley gutters, surrounded by a parapet wall. The roofs are assumed to be finished with slate, with lead gutters.
- 2.1.4 The external walls are solid brick construction, the Mornington Crescent and Clarkson Row elevations are finished with stucco render painted white, the rear elevation is yellow/multi London stock brick. There is a newer rear extension of Twentieth Century brick, with a lean to roof of concrete tiles. There is a small garden to the rear which can only be accessed by Flat A.
- 2.1.5 The existing front door to the communal entrance is a six panelled timber door and will remain. The existing door to Flat A is located to the lower ground floor of the rear, it is timber with wired glass and is assumed to be non-original.

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3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposal includes removal of the single glazed existing windows and front doors to Flat A. These are to be replaced with timber double glazed windows and door to match the existing configuration, apart from the ground floor windows on the Mornington Crescent Elevation which will be one over one sash windows to match those at 14 Mornington Crescent.
- 3.1.2 Origin Housing wish to use the scaffold that will be required for replacement of the windows to undertake opportunistic repairs to 13 Mornington Crescent, 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 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. 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 door 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.