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Design and Access Statement

**Flats 39 – 53 Derby Lodge
Wicklow Street
London
WC1X 9BS/WC1X 9LG**

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

**Job No: 35306
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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: Andrew McAleer

Authorised for Issue:

Signature:


Matt Hornsby (Feb 23, 2024 14:34 GMT)

Email: matt.hornsby@bailygarner.co.uk

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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 doors, to be replaced with new double glazed timber box sash windows, timber casement windows and timber doors. 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 Flat 39 – 53 Derby Lodge is a six storey traditionally constructed, Victorian mansion block in the London Borough of Camden. The flats in question are at the South Westerly end of Derby Lodge.
- 2.1.2 The building is Grade II listed and is in the Kings Cross St Pancras Conservation Area.
- 2.1.3 The main roof is a flat roof, it is assumed it is of asphalt construction, the roof is covered with promenade tiles. The roof balustrades are a mixture of brickwork, painted render and metal railings.
- 2.1.4 The external walls are solid brick construction, with a light coloured stock brick of Flemish bond. There are areas of decorative painted render to windows surrounds and painted render to areas of the communal landings and stairs to the street side of the property.
- 2.1.5 The existing windows are single glazed timber box sash window to the front/street elevation and mixture of single glazed timber box sash and side hung casement windows to the rear of the building. All windows have been neglected are in very poor condition.
- 2.1.6 The existing doors to the front elevation are flush timber doors of modern construction and will remain. The doors to the rear are single glazed timber French doors.

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The doors from the ground floor flats open onto a small tiled communal areas to the front of the property. There are also metal railings to the front of the property. There is a large enclosed communal garden to the rear of the property which is shared with the other blocks of Derby Lodge.

3.0 Design

3.1 Description of the Proposal

3.1.1 The proposal includes removal of the single glazed existing windows and French doors to the rear. These are to be replaced with timber double glazed windows and doors to match the existing configuration. Where there is timber panelling below casements to the rear, these will remain. It is expected that timber panels adjacent to sash windows on ground floor will remain. Where sash windows to front elevation have fixed sections to lower portions this will be replicated.

3.1.2 Origin Housing wish to use the scaffold that will be required for replacement of the windows to undertake opportunistic repairs to Derby Lodge, this will include: repointing of brickwork; repairs to damaged concrete; roof repairs, including re-bedding of coping stones and replacement of promenade tiles; 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 exiting.

3.2 Use

3.2.1 The property is a six storey building comprising fourteen flats, the use of which is C3. It is part of the larger Derby Lodge block. 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 sets 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.

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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 stunning 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.