



Design and Access Statement

**24 Mazenod Avenue
Camden
London
NW6 4LR**

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

**Job No: 35306
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Prepared By: Charlie Venables

Authorised for Issue:

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For and on behalf of Baily Garner LLP
Sep 20, 2024

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1	24 January 2024	Planning application.
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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, single glazed top and side hung timber casements window and single glazed timber rear door to be replaced with new timber double glazed windows and door. All replacement windows and door to be compliant to BS 7412:2007 specification for windows and doors, approved document 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 24 Mazenod Avenue is a Victorian three storey mid-terrace property converted into 3no. flats. The building is traditionally constructed with solid walls of stock brick to the rear, with a three-story extension. The pitched roof is made from slate tiles, with a sky light on the rear slop.
- 2.1.1 On the front elevation it consists red brick work, with a two-story bay window with a stone balustrade and decorated with masonry work. Around the door frame and band around the top front elevation is additional decorative masonry work.
- 2.1.2 The front elevation windows are timber single glazed box sliding sash windows. To the first and second floor the upper sash of each box sash windows is split into smaller sections fitted with coloured glass.
The rear elevation consists of two over two timber box sliding sash windows in a mixture of configuration alongside side hung timber casement windows also in several configurations. Some windows to the rear of the property have been replaced with PVC-u windows.
- 2.1.3 Existing rainwater goods consist of PVC-u guttering.
- 2.1.4 Access is possible form the front of the property only.

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2.1.5 To the rear of the property is a small communal garden area accessed via a single timber door, residents use street parking outside the front of the property.

2.1.6 This is not a listed building or in a conservation area.

3.0 Design

3.1 Description of the Proposal

3.1.1 The works include the removal of all existing existing single glazed timber box sash windows, single glazed top and side hung casements window and single glazed timber door to be replaced with new timber double glazed windows and door. All replacement windows and door to be compliant to BS 7412.

All new windows to the rear to match existing configuration. Windows to front elevation which consists of coloured glass to be replaced with sliding ssh windows which match the configuration of the existing but have clear glass.

3.1.2 The existing front door is to remain.

3.1.3 While the scaffolding is in use, minor external repairs to brick work and masonry will take place alongside minor roof patch repair. Existing rainwater goods will be taken down and cleaned, with necessary repairs to damaged components taking place.

3.2 Use

3.2.1 The property is a mid-terrace four story Victorian house, converted into serve 3no dwelling.

3.3 Layout

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

3.4 Scale

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

3.5 Appearance

3.5.1 It is proposed that the configuration of the new windows will be a white timber replacement, which will be a close match to the style and colour of the previous windows. The configuration of the windows to the front elevation will not be an exact match as noted above.

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 The removal of existing single- and double-glazed timber windows and rear door to be replaced with new timber double glazed clear windows and door.



Photo Schedule

24 Mazenod Avenue, NW6 4LR

Front elevation





Front elevation

Front elevation
Bay window



Roof
Front slope



Rear elevation



Front elevation



Roof
Rear slope





Bay window