

**17 December 2014 – G8544**

**DESIGN AND ACCESS STATEMENT FOR: PP-03859749**

**WINDOW & DOOR REPLACEMENT TO 71-79 HARTLAND ROAD, LONDON, NW1 8DE**

**1. Introduction**

This Design and Access Statement (DAS) accompanies application dated 17 December 2014 for approval of the following works:

- Window and door replacement

At 71-79 Hartland Road, London, NW1 8DE

As this is a proposal for an existing property, the use of which is to remain as part of Camden Council's housing stock, some aspects such as the social and economic context are not considered to be applicable to this application.

**2. Design Principles and Concepts**

The site is a three storey residential block of self-contained flats under pitched and flat roofs. The existing site is fully enclosed and boundaries are to remain as existing.

The adjacent properties are residential.

The works will conform to the following standards:

- Current British Standards
- Building Regulations

All materials to be used throughout this scheme will also be fully compliant with the above.

The site is to remain within the existing boundary and is not allocated or proposed for any alternative use.

The proposed works will have no effect on the amenity space arrangements of the existing dwelling.

Reference to wider consultation is not considered necessary.

### **3. Access**

#### **Access to the Transport Network**

The site is well located for pedestrian access to facilities as set out below.

- Convenience shop
- Local shopping
- Doctors
- School
- Public open space
- Public transport is well provided for in the locality

There are no proposals to modify these existing access arrangements. Reference to wider consultation is not considered necessary.

#### **Car Provision**

Government guidance seeks a reduction in on site car parking. However, there are no plans to alter the existing facilities on site for car parking. Reference to wider consultation is not considered necessary.

### **4. Consultations**

The neighbours: as the works are to be fully incorporated within the existing boundaries detailed consultation has not been necessary although the leaseholder in 71 Hartland Road has been notified of this application.

The Highway Authority – have not been consulted as the works do not affect or impact on the highways as the existing facilities have not been altered.