

DESIGN & ACCESS STATEMENT

27 Minster Road
Camden
London
NW2 3SG

Proposed Window Replacement Works

Prepared on behalf of
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 8ND

Job No: 25645
Date: April 2015



BAILY • GARNER
-is building!

Baily Garner LLP
146-148 Eltham Hill, t 020 8294 1000
London SE9 5DY f 020 8294 1320
www.bailygarner.co.uk e general@bailygarner.co.uk

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Prepared By: Josh Chatman

Authorised for Issue: Nick Harrison

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Design and Access Statement

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1.0 Introduction

1.1 Client

1.1.1 Baily Garner LLP has been appointed by the London Borough of Camden to act as the Agent to apply for Full Planning Permission where necessary on this property.

1.2 Description of Proposal

1.2.1 As part of a major refurbishment of this property, which will essentially see the existing two flats gutted and reinstated, the Proposal includes replacing the windows throughout the property including the rear window/door set. The replacements are to be timber heritage range to the front elevation and PVC-u to the remaining elevations, generally match the existing styles.

1.3 Context

The existing building is located within the Borough of Camden. The property is semi-detached with the North East elevation adjoining the neighbouring property. Two flats are contained within the property, one on each floor. The proposed works outlined above will coincide with works to correct subsidence of the property.

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2.0 Design

2.1 Use

2.1.1 There are two flats within the building, located on each of the two floors.

2.2 Amount

2.2.1 The proposals will neither create additional buildings, nor extend the existing.

2.3 Layout

2.3.1 The existing orientation, position and layout of the building can be seen in the location plan submitted with the corresponding planning application. This will not change.

2.4 Scale

2.4.1 As identified under Item 2.2 (Amount) above; the proposal will neither create additional buildings nor extend the existing. The replacement windows will generally match the existing and fit into the existing reveal openings.

2.5 Landscaping

2.5.1 The landscaping surrounding the building will essentially remain as existing and therefore does not form part of the proposals or this application. However, works will be undertaken to the hard and soft landscaping generally to tidy the area and improve the garden and front hardstanding area.

2.6 Appearance

2.6.1 The replacement windows will be timber and PVC-u heritage u to generally match the existing styles, including sight lines and the like. Windows from a timber "heritage" range will be used.

2.6.2 To the pitched roof areas of the building, currently natural slates are installed. The roof slates are approaching the end of their useful life, so the proposal is to replace them with Marley Eternit slates to generally match the colour of the existing.

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3.0 Access

3.1 Generally

3.1.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

3.2 Inclusive Access

3.2.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

3.3 Parking

3.3.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

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4.0 Conclusion

- 4.1.1 This application is to cover the replacement of windows and rear elevation external door generally match the existing styles in timber to the front and PVC-u for the remaining. The existing front door will be retained.
- 4.1.2 We hereby place this submission under guidance from Camden Council in order to carry out the works as stated above.