

## DESIGN & ACCESS STATEMENT

17-79 Mansfield Road  
London  
NW3 2JE

External Enveloping Works Including Window and Glazed Roof Replacement and Edge Protection to Roof and Terrace Areas

Prepared on behalf of  
Keepmoat Regeneration (Apollo) Ltd  
Apollo Site Office  
Kiln Place  
Lamble Street  
NW5 4AB

Job No: 27241  
Date: October 2015 – Rev C



**BAILY • GARNER**

*-is building!*

Baily Garner LLP

146-148 Eltham Hill,  
London SE9 5DY

[www.bailygarner.co.uk](http://www.bailygarner.co.uk)

t 020 8294 1000

f 020 8294 1320

e [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

# DESIGN & ACCESS STATEMENT

17-79 Mansfield Road  
London  
NW3 2JE

Prepared on behalf of  
Keepmoat Regeneration (Apollo) Ltd  
Apollo Site Office  
Kiln Place  
Lamble Street  
NW5 4AB

Prepared By: Yeliz Woodley BA (Hons) Dip Arch

Authorised for Issue: Planning rev C

Digitally signed by Nick Harrison

---

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

30 October 2015 09:08:25



Date: October 2015

# Design & Access Statement rev B

17-79 Mansfield Road, London, NW3 2JE

---

## CONTENTS

<b>1.0</b>	<b>Introduction .....</b>	<b>3</b>
1.1	Client.....	3
1.2	Proposal.....	3
1.3	Context.....	3
<b>2.0</b>	<b>Design .....</b>	<b>5</b>
2.1	Use.....	5
2.2	Amount .....	5
2.3	Layout .....	5
2.4	Scale .....	5
2.5	Landscaping.....	5
2.6	Appearance.....	5
<b>3.0</b>	<b>Access .....</b>	<b>6</b>
3.1	Generally .....	6
3.2	Inclusive Access .....	6
3.3	Parking .....	6
<b>4.0</b>	<b>Conclusion.....</b>	<b>7</b>

# Design & Access Statement rev B

17-79 Mansfield Road, London, NW3 2JE

---

## 1.0 Introduction

### 1.1 Client

- 1.1.1 Baily Garner LLP has been appointed by Keepmoat Regeneration (Apollo) Ltd to act as the Agent to apply for Full Planning Permission for 17-79 Mansfield Road. The high level properties incorporate a roof terrace with single glazed mono pitched sections of roofing. The planning application includes for the renewal of these glazed roof areas with a double glazed modern equivalent.
- 1.1.2 This application includes other minor external changes which include the 3 wire roof edge protection to allow safe access for maintenance purposes.
- 1.1.3 These changes are part of an integrated repair and decoration programme which includes the replacement of other original elements including windows and balustrade panelling replacement on a like for like basis. For completeness these works will be referenced in the planning documents.

### 1.2 Description of Proposal

- 1.2.1 Replacing the existing high level mono pitch single glazed sections to the roof terraces with new aluminium double glazed replacements, to be in line with the current building regulations. Overall finish to be powder coated.
- 1.2.2 3 wire edge protection will be introduced to the main roof areas for maintenance purposes. This will incorporate an angled galvanised freestanding handrail system to a height of 1100mm.
- 1.2.3 Works will include replacement of existing timber windows and patio doors at high level with double glazed timber windows to closely match the appearance and style of the original units. Other windows and doors will be repaired where possible. See drawing PL07 for proposed window details.
- 1.2.4 There will be a programme of repair and replacement to the wire mesh type fencing and edge protection on a like for like basis. This type of fencing is used extensively around the building including to the communal walkways, roof edge protection to the upper terraces and balconies and boundary fencing and gates to the front of the property.
- 1.2.5 Repair and full decoration to the existing colour scheme is also included within the works.

### 1.3 Context

- 1.3.1 The existing building is located within the London Borough of Camden. It is formed of a continuous terrace containing sixty four residential units formed of flats and maisonettes. The properties have a distinct white painted façade in a modernist style fronting directly onto the pavement.

# Design & Access Statement rev B

17-79 Mansfield Road, London, NW3 2JE

---

- 1.3.2 Properties are accessed via a raised ground floor covered walkway extending to the full length of the block. The front lower ground floor properties include separate access from street level.
- 1.3.3 There is no intention to remove any existing foliage within this application.

# Design & Access Statement rev B

17-79 Mansfield Road, London, NW3 2JE

---

## 2.0 Design

### 2.1 Use

2.1.1 17-79 Mansfield Road is an occupied residential building consisting entirely of flats and maisonettes.

### 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.

### 2.4 Scale

2.4.1 As identified under Item 2.2 (Amount); the proposal will neither create additional buildings nor extend the existing.

### 2.5 Landscaping

2.5.1 The landscaping surrounding the building will remain as existing and therefore does not form part of the proposals or this application.

### 2.6 Appearance

2.6.1 Glazed mono pitch roof - Overall finish of frames to be powder coated - colour from standard range to be agreed. The extent and provision of the glazing is to the extent of the original design with a thicker frame and double glazing to comply with current building regulation requirements. Surrounding drainage and terrace paving will be repaired and reinstated on completion and edge protection renewed.

2.6.2 Timber Window and Door Units – overall finish of frames to match existing. Timber detailing with regards size openers and vents will match the original as far as can be ascertained from some surviving units noted on site.

2.6.3 3 wire roof Edge Protection and New Roof Covering – New insulated flat roof covering with polycarbonate roof light to existing openings. Galvanised freestanding angled posts with matching handrail and central rail provided to the perimeter of the high level flat roof area. This system will not require alteration or additional fixing to the fabric of the building.

# Design & Access Statement rev B

17-79 Mansfield Road, London, NW3 2JE

---

## 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.

# Design & Access Statement rev B

17-79 Mansfield Road, London, NW3 2JE

---

## 4.0 Conclusion

- 4.1.1 This application is for minor external changes which include the replacement of timber window and door units, glazed mono pitch roof areas and the addition of roof edge protection to 17-79 Mansfield Road. Other repairs or like for like equivalent replacements are referenced for completeness. Further information on any of these elements can be provided upon request.
- 4.1.2 We hereby place this submission under guidance from Camden Council in order to renew the items referenced.