

## **Design and Access Statement for Full Planning Consent**

**71 Marsden Street  
Burmarsh House  
London  
NW5 3JA**

### **Prepared on behalf of**

**Keepmoat-Apollo Property Services  
Conquest House  
Waltham Abbey  
Essex  
EN9 1DX**

**Job No: 27692  
Date: November 2015**

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Prepared By: Lloyd Hudson

Authorised for Issue:

Digitally signed by Nick Harrison

For and on behalf of Baily Garner LLP

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Version	Issue Date	Reason for Issue

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## 1.0 Introduction

### 1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner LLP on behalf of Keepmoat-Appollo Property Services. It accompanies the application, for external front and rear boundary works to aesthetically enhance and improve security to both the residential units above and commercial units below.
- 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.

## 2.0 Description of Significance of the Subject Building Assets Affected

- 2.1.1 71 Marsden Street (Burmarsh House) is a 6 storey residential block, with commercial workshop units at basement level. This is a traditional red and yellow brick building constructed circa 1970 and is bordered by entrance stairs cases, ramps and boundary walls.
- 2.1.2 The building is not Listed and not situated within a Conservation Area.



Existing building front boundary



View along front wall to be replaced in metal railings.

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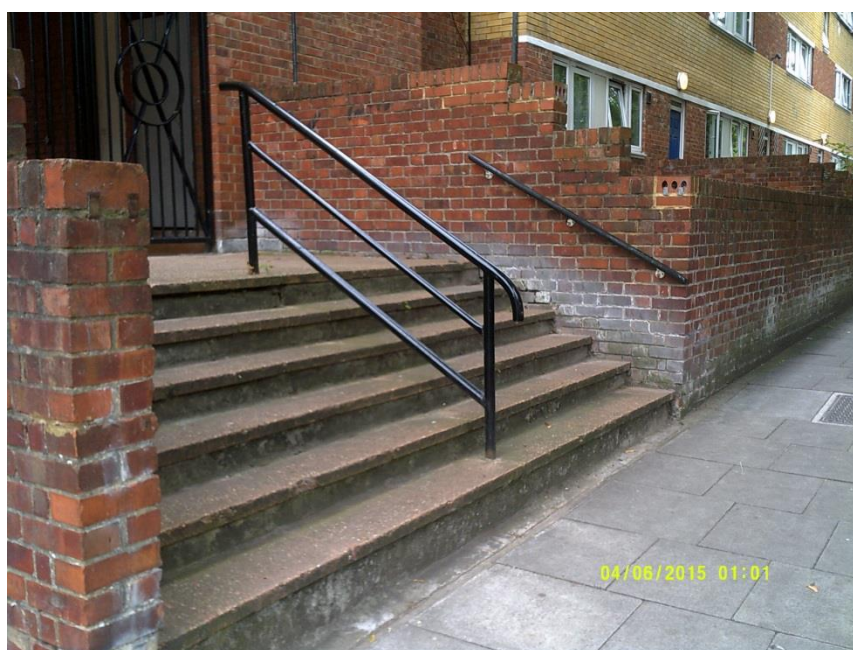
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## 2.2 The Design Process/Significance of the Asset

- 2.2.1 These works have been designed giving due consideration to surrounding and adjacent properties within the area.
- 2.2.2 To the front elevation the proposal is to carefully demolish the existing brickwork entrance walls to allow installation of new railings and gates. This will include creating planting areas to the existing concrete roof deck of the basement level disused stores.



View across store roofs and basement workshop access way.



View of typical stepped access to flat entrances.

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2.2.3 To the existing rear boundary, the proposal will be to remove the existing railings and install new railings to the sloped access to basement well areas of the commercial units.

2.2.4 The purpose of the new railings and planting areas are to enhance the appearance of the building, whilst providing added security and edge protection.

New railings to be installed to enclose well areas.



Existing rear boundary

Redecorate existing railings.



View along ramped access at rear.

New railings to be installed to enclose well areas.



View along rear workshop access.



View along rear workshop access.

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## 3.0 Amount of Development

- 3.1.1 Proposed new railing installations are to be installed to the extent of the front and rear boundaries as indicated on the proposed drawings.

## 4.0 Use

- 4.1.1 The existing property is for residential and commercial use only. This proposal will not change the use and it will remain as residential and commercial use.

## 5.0 Layout

- 5.1.1 New front and rear boundary works will improve security to the commercial units and aesthetic enhancement to the front. Slight changes to the front entrance steps will be created to provide gated access to the proposed planting areas, as indicated on the proposed drawing No.03 Rev B 'Proposed External Layout Plan'.

## 6.0 Scale

- 6.1.1 Not applicable.

## 7.0 Landscaping

- 7.1.1 Formation of planting areas as an enhancement of the existing front boundary as described earlier.

## 8.0 Appearance

- 8.1.1 The proposed boundary works will change the appearance of the building in that it will provide a softer elevation to the front but little change to the rear. The proposed metal railings and gates to match the building opposite, thus minimising the overall impact.
- 8.1.2 It should be noted that the new railings will match the existing railings installed to the residential block directly opposite at Southfleet House.



Style of replacement railings as Southfleet House  
(opposite property)

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## 9.0 Access

- 9.1.1 Burmash House is a residential apartment block accessed direct from the public footpath via stepped entrances up to the main entrance door.