

## DESIGN & ACCESS STATEMENT

17-79 Mansfield Road  
London  
NW3 2JE

External Enveloping Works Including Window and Glazed Roof Replacement

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

Job No: 27241  
Date: 27 November 2015 – Rev D



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## 1.0 Introduction

### 1.1 Client

- 1.1.1 Baily Garner LLP has been appointed by Camden Planned Works department via their Framework Contractor Keepmoat Regeneration (Apollo) Ltd. Our brief is to act as the Agent to apply for Full Planning Permission for 17-79 Mansfield Road.
- 1.1.2 The high level properties incorporate a roof terrace with single glazed monopitched sections of roofing.
- 1.1.3 Windows and doors are single glazed timber, although some recent replacements are double glazed. The planning application includes for the renewal of timber windows and glazed roof areas with a double glazed modern equivalent.
- 1.1.4 The works included in this application form part of an integrated repair and decoration programme which includes the replacement of additional original elements including windows and balustrade panelling on a like for like basis. For completeness these works will be referenced in the planning documents.
- 1.1.5 Camden Planned Works department are keen to ensure the building overall, is brought up to a high standard of condition, and provide a base line for future repair and maintenance cycles.

### 1.2 Description of Proposal

- 1.2.1 Works will include replacement of all timber windows and patio doors at all levels, with double glazed timber windows to closely match the appearance and style of the original units.
- 1.2.2 Our aim therefore is to match the existing detailing as far as is practical. However this will not always be possible due to modern day practices in relation to improving thermal quality – resulting in lower heating bills, Secure by Design standards, and Consideration of Practicality of moving parts such as the ‘Barn-style’ doors located at the rear garden levels of Archetypes A and C.
- 1.2.3 It should also be noted that there is a variation on what has been seen as ‘existing’ and what has been noted as ‘original’. The ‘Barn Doors’ style as noted above are a perfect example of this. As recent replacements have omitted the ‘Barn Door’ style.
- 1.2.4 Our proposals match the existing structural openings and fenestration. Position of transoms and mullions, will also match as far as is practicable. Deviation to the existing window and door units occur on three (3) units only.
- 1.2.5 Replacement of the existing high level mono pitch single glazed sections to the roof terraces with new aluminium double glazed replacements. This will be in line with the current building regulations. Overall finish to be powder coated.
- 1.2.6 There will be a programme of repair and replacement to the wire mesh type balustrade and panelling on a like for like basis. This type of infill is used extensively around the building

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including to the communal walkways, edge guarding to the upper terraces and balconies and boundary fencing and gates to the front of the property.

1.2.7 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.

17-79 Mansfield Road is a locally listed innovative social housing block designed by G. Benson and A. Forsyth. The block is quoted as being an important piece of 20<sup>th</sup> Century Camden traditional low-rise / high density housing.

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.

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## 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.

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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 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.