



## Design and Access Statement

**95 Camden Road  
London  
NW1 9HA**

Prepared on behalf of  
**Clarion Housing Group**  
Level 6  
6 More London Place  
Tooley Street  
London  
SE1 2DA

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Authorised for Issue: Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

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-	23 <sup>rd</sup> August 2018	To accompany Planning Application

# Design and Access Statement

95 Camden Road, London, NW1 9HA

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## 1.0 Introduction

### 1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of Clarion Housing Group. It accompanies the full planning application for the removal of existing single-glazed timber windows and replacement of new PVC-u double glazed windows. All replacement windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003.
- 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.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

### 1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
  - Section 3.0 - Design
    - Description of Proposal, Use, Layout, Scale and Appearance
  - Section 4.0 - Access
  - Section 5.0 - Summary and Conclusion

## 2.0 Understanding the Context

### 2.1 Site Description

- 2.1.1 95 Camden Road is a converted house currently used as a shelter block containing of 6no. flats. Flats 1-6, 95 Camden Road is a three storey property constructed traditionally with decorated render finish to the first elevation with red/orange solid walls construction to the rear with a London roof. The property is located on a main road with both residential and commercial units located in close proximity.
- 2.1.2 Existing rainwater goods is a valley gutter to the roof attached to a cast iron downpipe to the rear.
- 2.1.3 Access to the flats is via a single main entrance door located on to the front elevation above ground level with steps leading to a portico.
- 2.1.4 The existing windows are a mix of style glazed hung timber casements and single glazed timber sliding sash windows.
- 2.1.5 To the rear of the property is a communal garden is accessed from the neighbouring property. There is no access to the property from the rear garden area.

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## 3.0 Design

### 3.1 Description of the Proposal

3.1.1 The works include the removal of existing single glazed timber windows and replacement with new PVC-u double glazed windows. All replacement windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003. The proposal is to replace all existing timber windows within the property.

### 3.2 Use

3.2.1 The property is a converted house of three storeys, serving 6no. dwellings via one main entrance.

3.2.2 The property is not listed, however it is located within a Conservation Area.

### 3.3 Layout

3.3.1 No alterations required to the existing layout of any dwelling.

### 3.4 Scale

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

### 3.5 Appearance

3.5.1 It is proposed that the fenestration of the new windows will be as close to like-for-like replacement to match the existing style and colour of the previous windows and be in keeping with the area.

## 4.0 Access

4.1.1 No changes to access are proposed and therefore access is considered not applicable.

## 5.0 Summary

5.1.1 The removal of existing single glazed timber windows to be replacement with new PVC-u double glazed windows to match the existing timber window fenestration.