



Design and Access & Heritage Statement

**50 Stanhope Street
London
NW1 3EX**

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

Job No: 30668
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Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk
www.bailygarner.co.uk

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Prepared By: Michael Austin MSc (Hons)

Authorised for Issue: Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

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-	16 October 2018	To accompany Planning Application

Design and Access & Heritage Statement For Listed Building Consent

50 Stanhope Street, London, NW1 3EX

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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 sash windows and replacement of new single glazed timber sash windows. All replacement windows to be compliant to BS644:2012.
- 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 50 Stanhope Street is a four storey traditionally constructed residential Georgian property. The four storeys consist of lower ground, ground, first and second floors.
- 2.1.2 To the front elevation, the façade has a decorated rendered finish to lower ground, first and second floor levels and a decorated stucco finish to the ground floor level.
- 2.1.3 To the rear elevation, the façade is barefaced stock brickwork.
- 2.1.4 The property has a London roof which appears to be covered in slate coverings. Due to limited high level access we are unable to confirm if the slate coverings are original.
- 2.1.5 The property has brick parapet walls which have a smooth decorated render finish.
- 2.1.6 The existing rainwater goods are generally PVCu to the upper sections with cast iron lower section at ground floor level.
- 2.1.7 The existing windows are single glazed timber double hung sliding sash windows.
- 2.1.8 The main access to the property is via a timber front entrance door located at ground floor level providing access to the upper and lower ground floor levels.

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- 2.1.9 The rear elevation has a timber external door with glazed panels located at lower ground floor and provides access to the rear garden.
- 2.1.10 The front boundary consists of metal railings with decorative finials which separates the front curtilage from the public footpath..
- 2.1.11 The rear garden area has boundary fencing with timber fence panels.
- 2.1.12 The property is a mid-terraced property with street parking only.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing single-glazed double hung sliding timber sash windows and replacement with new single-glazed double hung sliding timber sash windows to both front and rear elevations of the property. All replacement windows to be compliant to BS644:2012. The proposal is to replace all existing timber windows with fenestration details to match existing.

3.2 Use

- 3.2.1 The property is a single family residential property with private open space to the rear.
- 3.2.2 The property is Grade II Listed building however it is not located within a Conservation Area.

3.3 Layout

- 3.3.1 No alterations to the existing layout will be undertaken to the property.

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 existing 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 double hung sliding timber sash windows to be replaced with single-glazed double hung sliding timber sash windows to the front and rear elevations to match the existing timber window fenestration.