



Design and Access Statement

**29 Lyme Street
London
NW1 0EE**

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

Job No: 30668
Date: 23rd October 2018

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Prepared By: James Suleman BSc (Hons)

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For and on behalf of Baily Garner LLP

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25 October 2018 08:31:46



Version	Issue Date	Reason for Issue
-	23 rd October 2018	To accompany Planning Application

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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 with new single glazed timber windows. The removed of existing front/rear doors and replaced with new timber doors to match the existing. 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 29 Lyme Street is a four storey Georgian mid-terrace street property converted to provide four self-contained residential flats. The four storeys are lower ground, ground, first and second floors.
- 2.1.2 The property is traditionally constructed with solid walls with yellow stock brickwork. The building has a pitched roof with parapet walls extending over the roof line and although limited access it appears that the roof has slate coverings.
- 2.1.3 To the front of the property there is a decorative stucco finish to the external wall at lower ground floor level. There are decorated render reveals around the front windows with 1 no low level metal railing to the main window at ground floor level.
- 2.1.4 To the rear elevation there are decorated render reveals to all the window openings.
- 2.1.5 Rainwater is distributed via a box gutter behind parapet walls which disseminates into cast iron downpipes located to the rear elevation.
- 2.1.6 Soil pipes are located to the rear of the property and appear to be cast iron. The soil pipes serve the various bathrooms and kitchens to the individual dwellings at the different floor levels.

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- 2.1.7 Access to the dwellings is via the main entrance door located to the left hand side of the front elevation providing access direct to communal hallway.
- 2.1.8 Access to the flats above ground level is via a timber front door located to the left hand side of front elevation at upper ground floor level via a small cross over.
- 2.1.9 The lower ground floor flat is access via a timber front entrance door located at lower ground level situated below the cross over to the upper ground floor. A small stair case located adjacent to the front boundary provides access to the lower ground floor.
- 2.1.10 The existing windows are single glazed double hung timber sash windows. There is one single glazed timber casement window located to the rear elevation, adjacent to the rear door.
- 2.1.11 To the rear of the property there is a garden accessed by the lower ground floor flat, the boundaries to the rear are generally timber panel fences.
- 2.1.12 Boundaries to the front of the property are metal railings with arrow head finials which provide private open space to the front. A small metal gate provides access from the public footpath.

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 single glazed timber windows. The removed of existing front/rear doors and replaced with new timber doors to match the existing. 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 mid-terraced street property which has been converted to provide two self-contained residential flats.
- 3.2.2 The property is **Listed**, however is not 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.

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5.0 Summary

- 5.1.1 Removal of the existing single glazed timber windows and replacement with new timber double glazed sash windows to match the existing in colour, size and fenestration. The existing doors are to be replaced with new timber doors to the front/rear to match existing.