



Design and Access Statement

**2 Holly Bush Vale
Hampstead
London
NW3 6TX**

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

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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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-	20 th November 2018	To accompany Planning Application

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1.0 Introduction

1.1 General

- 1.1.1 This Design and Access & Heritage 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 double glazed timber sash windows to the front elevation (2 Holly Bush Vale) and rear elevation (41 Heath Street). All timber 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 No.2 Holly Bush Vale is a four storey property with a mansard roof providing additional bedrooms at the fourth storey level. The Ground Floor of the property provides a retail premises and opens out as part of the parade of shops on Heath Street and forms No.41 whilst the upper parts (No.2 Holly Bush Vale) form a 5 bedroom Maisonette.
- 2.1.2 The property is traditionally constructed with solid walls in Red London stock bricks for facing works and Yellow at the rear of the property. The main roof to the property is a pitched roof which has been formed as a mansard loft conversion that appears to be clad with an artificial slate.
- 2.1.3 The property has 2no chimneys which appear to have clay pots mounted above the stacks serving No. 2 Holly Bush Vale and the adjoining property on both sides.
- 2.1.4 To the front elevation facing the highway of Holly Bush Vale, the front elevation wall has been built to form a gable wall and has been constructed using stock bricks as this was originally built as the rear facing elevation, the façade is generally solid fair faced (weathered) yellow London stock brickwork with a soldier course detailing above the windows.

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- 2.1.5 To the Rear elevation facing the highway of Heath Street, the rear wall has been built to parapet level and has been constructed using facing bricks as this was originally built as the front facing elevation, the façade is generally solid fair faced red London stock brickwork with decorative architectural dentil detailing at first and second floor level and at ground floor level the shop front forming 41 Heath street has a rendered band forming the retail opening with an aluminum framed floor to ceiling height Glass shop front with no visible external roller shutter.
- 2.1.6 Soil pipes and rainwater goods are located to the rear of the property and are a mixture of PVC-u and cast iron.
- 2.1.7 The main access to the property is via timber front entrance door located at ground floor level and adjoins a fire escape door for the ground neighboring retail premises.
- 2.1.8 The fire exit door was locked during the inspection therefore we were unable to establish the exact extent of this area behind this door.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing single glazed timber windows and doors and replacement with new double glazed windows and doors that are in keeping with the design of the existing fenestration. 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 at ground floor forms a commercial unit and is whilst also forming access to the rear for residential parts above. The property is laid out over three storeys, forming a five bedroom maisonette above the ground floor. There is no change of use proposed.
- 3.2.2 The property is not listed however is located within Sub area 4 of the Hampstead 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 sliding sash double glazed windows to match the existing timber window fenestration.