



Design and Access Statement

**1-2 Harpur Mews
London
WC1N 3PE**

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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Prepared By: James Suleman BSc (Hons)

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For and on behalf of Baily Garner LLP

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-	03 rd December 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 timber external doors and French/patio doors and replacement with like for like timber external doors and French/patio doors.
- 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 1-2 Harpur Mews is a mid-terrace five storey Georgian residential property. The five storeys are lower ground, ground, first, second and third floor. Flat 1 and 2 are lower ground floor flat, with access from access from via a service road from Dombey Street and Harpur Street. The property is a single family dwelling.
- 2.1.2 The property is constructed traditionally with solid walls finished in London Stock bricks and although no access was gained to view the roof, there is a double pitched mansard roof which appears to be covered in artificial slate.
- 2.1.3 The property has 2no brick chimneys which appear to have 8no. clay pots serving this and the adjoining property to the left hand side.
- 2.1.4 At lower ground floor, to the front of the property the main elevation wall has a decorated render finish. The window reveals have a decorated render finish to the front elevation with red rubber style brick soldier arches.
- 2.1.5 At lower ground floor level, to the rear of the property the main elevation wall has a decorated stucco finish.
- 2.1.6 The existing rainwater goods are PVC-u located externally to the rear comprise a PVC-u gutters attached PVC-u downpipes.
- 2.1.7 Soil pipes are located to the rear and are generally PVC-u pipework.

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- 2.1.8 The existing windows all single glazed timber double hung sliding sash windows.
- 2.1.9 A set of timber French doors provides access to the front garden at lower ground floor level.
- 2.1.10 A timber door provides access to a small rear court yard area at lower ground floor level.
- 2.1.11 The main point of access to the property is via a timber entrance door located to the left hand side of the front elevation. The door has a small concrete staircase leading to the door from pavement level.
- 2.1.12 To the front of the property there is a private garden accessed via a set of timber French doors.
- 2.1.13 A timber door provides access to a small rear court yard area at lower ground floor level.
- 2.1.14 Boundaries to the rear of the property are metal railings with arrow head finials which provide private open space to the front.
- 2.1.15 Boundaries to the front are formed via a brick boundary wall.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing timber external doors and French/patio doors and replacement with like for like timber external doors and French/patio doors. 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 five storey residential property.
- 3.2.2 The property is Listed and is also 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 and doors will be as close to like-for-like replacement to match the existing style and colour and be in keeping with the Listed status and 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 existing timber external doors and French/patio doors and replacement with like for like timber external doors and French/patio doors.