



Design and Access Statement

**43 / 45 Acton Street
London
WC1X 9LZ**

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

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For and on behalf of Baily Garner LLP

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-	21 st 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 and rear elevation. All timber replacement windows to be compliant to BS644:2012. The removal of existing timber doors and replacement with new timber doors to match existing. The removal of the existing roof covering and replacement to match existing.
- 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 43 / 45 Acton Street is a four storey mid-terrace Gregorian property. The four storeys are lower ground, ground, first and second floor. The property has been converted into 2 No. flats and both are occupied.
- 2.1.2 The property is traditionally constructed with solid walls in yellow London stock bricks. The main roof to the property is a London roof although limited access it appears it has been retrospectively covered with concrete roof tiles, it is likely the original covering would have been slate tiles.
- 2.1.3 The property has 2no chimneys which appear to have clay pots mounted above the stacks serving 43 / 45 Action Road and the adjoining properties.
- 2.1.4 To the front elevation, there is a decorative stucco render finish to the external wall at the ground and lower ground floor level. The remainder of the façade is solid fair faced brick wall has been built to roof level forming a parapet wall. There are decorated rendered reveals around the front windows from first floor upwards. There are 2no small balconies to the first floor with stone floors slab and metal balustrade.

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- 2.1.5 To the rear of the property there is a single storey rear addition constructed in solid brickwork matching the original and appears to have been constructed at the same time as the main building. The rear addition has a flat roof which is covered in asphalt. The flat roof forms the base of an outdoor balcony area for the ground floor flat and has communal access from the rest of the property.
- 2.1.6 The existing rainwater goods are a valley gutter located to the roof attached to a mixture of PVC-u and cast iron downpipes.
- 2.1.7 Soil pipes are located to the rear of the property and are generally PVC-u.
- 2.1.8 The existing windows to the front elevation are timber single glaze sash and to the rear elevation are a mixture of timber single glazed sash and timber single glazed casement windows.
- 2.1.9 The main access to the upper flats is via timber front entrance door located to the right hand side of the ground floor level.
- 2.1.10 There is a timber door to the lower ground floor which forms access to the flat A.
- 2.1.11 Boundaries to the front of the property are metal railings with arrow head finials which provide private open space to the front. A concrete staircase with asphalt coverings leads from the public highway to the main entrance door at upper ground floor level.
- 2.1.12 To the rear of the property there is a communal garden area. The ground floor has direct access via a patio door located at the ground floor level whilst the upper floor flat access the garden from a timber door located at to the left hand side, both doors leading to a metal staircase to the garden area. The lower ground floor has direct access to the garden via a timber door. There is a timber fencing provides the boundaries to the rear.

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. The removal of existing timber doors and replacement with new timber doors to match existing. The removal of the existing roof covering and replacement to match existing.

3.2 Use

- 3.2.1 The property is a converted street property providing residential accommodation with private open space to the rear.
- 3.2.2 The property is not listed however it is located within extended Bloomsbury 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.

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3.5 Appearance

- 3.5.1 It is proposed that the fenestration of the new windows, doors, and roofs will be as close to like-for-like replacement to match the existing style and colour of the previous windows, doors, and roofs 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 Remove and replace the existing single glazed timber windows with new timber sliding sash double glazed windows to match the existing timber window fenestration. The removal of existing timber doors and replacement with new timber doors to match existing. The removal of the existing roof covering and replacement to match existing.