



Design and Access Statement

**48 Acton Street
London
WC1X 9NB**

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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Version	Issue Date	Reason for Issue
-	12 th 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 front doors and replacement with like for like timber external. The works may also include the removal of the existing roof in a like for like material. The works may also include the removal of the existing roof in a like for like material.
- 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 48 Acton Street is a purpose built block of flats containing 4no. flats. Flats A-D, 48 Acton Street is a five storey mid-terrace block. The four storeys are lower ground, ground, first and second floor. The flats are occupied.
- 2.1.2 The property is constructed traditionally with assumed concrete frame with mainly yellow facing cavity brickwork, built circa 1990's with a pitched roof which appears to be covered in artificial slate.
- 2.1.3 To the front of the property, there is a render finish to the external wall at the ground floor level
- 2.1.1 During our survey there was limited access to the rear of the block. There are 3no small balconies formed with a small concrete floor slabs and metal balustrades, 1 no at first floor level and 2no at second floor level.
- 2.1.2 Existing rainwater goods are located to the both the front and rear. To the front, box gutters are attached to PVC-u hoppers and downpipes and to the rears PVC-u gutters are attached to downpipes.

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- 2.1.3 Soil pipes are located to the rear of the property and are generally PVC-u. The soil vent pipes serve various bathrooms and kitchens for the individual properties at different floor levels.
- 2.1.4 The block generally has double glazed powder coated aluminium casement window to all elevations. There are various French doors leading to the small balconies at various levels.
- 2.1.5 Access to the dwellings is via the main entrance timber door located on the front elevation providing access direct to a communal hallway.
- 2.1.6 Boundaries to the front of the properties are metal railings with arrow head finials which provide private open space to the fronts. A small concrete paved footpath from the public highway lends to the main entrance doors at ground floor level.
- 2.1.7 To the rear of the properties there is private garden spaces accessed from the ground floor via a timber door. There are timber fences to the perimeter providing the boundaries to the rear.
- 2.1.8 The block is located on the main street close to local amenities.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include for the removal of existing timber external front doors and replacement with like for like timber external. The works may also include the removal of the existing roof in a like for like material.

3.2 Use

- 3.2.1 48 Acton Street is a residential development of 4no. self-contained dwellings. The use of the property remains the same.
- 3.2.2 The property is not listed nor located within a Conservation Area.

3.3 Layout

- 3.3.1 No alterations are 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 doors will be as close to like-for-like replacement to match the existing style and colour of the previous doors 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 The works include for the removal of existing timber external front doors and replacement with like for like timber external. The works may also include the removal of the existing roof in a like for like material.