



## **Design and Access Statement**

**39 Estelle Road  
London  
NW3 2JX**

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

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-	12 <sup>th</sup> December 2018	To accompany Planning Application

# Design and Access Statement

39 Estelle Road, London, NW3 2JX

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## CONTENTS

<b>1.0</b>	<b>Introduction .....</b>	<b>3</b>
1.1	General .....	3
1.2	Structure of the Statement .....	3
<b>2.0</b>	<b>Understanding the Context .....</b>	<b>3</b>
2.1	Site Description .....	3
<b>3.0</b>	<b>Design .....</b>	<b>4</b>
3.1	Description of the Proposal .....	4
3.2	Use .....	4
3.3	Layout .....	4
3.4	Scale .....	4
3.5	Appearance .....	4
<b>4.0</b>	<b>Access .....</b>	<b>4</b>
<b>5.0</b>	<b>Summary .....</b>	<b>5</b>

# Design and Access Statement

39 Estelle Road, London, NW3 2JX

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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 of new double glazed timber windows to the front elevation and new PVC-u double glazed windows to the rear elevation. The removal of existing timber doors and replacement with new composite door to the front elevation and new PVC-u double glazed door to the rear elevation. All replacement timber windows to be compliant to BS644:2012. All replacement PVC-u windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003. The works may also include the removal of the existing main and secondary roof covering and replacement with asphalt roof coverings as 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 39 Estelle Road is a four storey traditionally constructed Victorian property which has been converted into two self-contained flats. The four storeys are, ground, first, second and third floor levels.
- 2.1.2 The property is traditionally constructed with solid walls in yellow London stock bricks. The main roof is a pitched and although limited access it appears to be covered with artificial slate coverings with 1 no dorma to the rear.
- 2.1.3 To the front elevation there is a two storey bay serving the ground and first floor with decorated render reveals and window heads. From first floor upwards red brickwork have been used to form decorative patterns to the wall at various points.
- 2.1.4 To the rear is a two storey addition constructed with solid walls finished in yellow London stock bricks. The rear addition appears to be constructed at a similar time to the main building. The rear addition has a mono pitched roof with artificial slate tiles.

# Design and Access Statement

## 39 Estelle Road, London, NW3 2JX

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- 2.1.5 Rainwater goods are all located to both the front and rear and are generally PVC-u gutters attached to PVC-u downpipes.
- 2.1.6 A soil pipe is located to the rear of the property and is PVC-u. The soil pipe serves the various bathrooms and kitchen at the different floor levels.
- 2.1.1 The existing windows to the front elevation are timber single glazed double hung sashes and to the rear elevation are a mixture of timber single glazed double hung sashes and timber single glazed casement windows. There is 1 no skylight to the roof.
- 2.1.2 Access to the dwellings is via the main entrance timber door located to the right hand side of the front elevation providing access direct to a communal hallway from the public footpath.
- 2.1.3 Boundaries to the front of the properties are formed with a dwarf brick solid wall with a metal gate forming access provide private open space to the fronts.
- 2.1.4 To the rear of the property there is a private garden area used by the ground floor flat accessed via a timber door to the rear addition. Boundaries to the rear are timber panel fencing.

## 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 of new double glazed timber windows to the front elevation and new PVC-u double glazed windows to the rear elevation. The removal of existing timber doors and replacement with new composite door to the front elevation and new PVC-u double glazed door to the rear elevation. All replacement timber windows to be compliant to BS644:2012. All replacement PVC-u windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003. The works may also include the removal of the existing main and secondary roof covering and replacement with asphalt roof coverings as existing.

### 3.2 Use

- 3.2.1 The property is a converted mid-terraced providing 2no self-contained dwellings. The use of the property remains the same.
- 3.2.2 The property is not listed, however is 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.

# Design and Access Statement

39 Estelle Road, London, NW3 2JX

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## 5.0 Summary

- 5.1.1 Removal of existing single-glazed timber windows and replacement of new double glazed timber windows to the front elevation and new PVC-u double glazed windows to the rear elevation. The removal of existing timber doors and replacement with new composite door to the front elevation and new PVC-u double glazed door to the rear elevation. The works may also include the removal of the existing main and secondary roof covering and replacement with asphalt roof coverings as existing.