



**BAILY
GARNER**

Design and Access Statement

**1-14, 15-64, 65-80 Sidney Boyd Court
West End Lane
London
NW6 4QZ**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

**Job No: 30915
Date: 21st February 2019**

Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk

www.bailygarner.co.uk

Design and Access Statement

**1-14, 15-64, 65-80 Sidney Boyd Court
West End Lane
London
NW6 4QZ**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

Prepared By: James Suleman, BSc (Hons)

Authorised for Issue: Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

26 February 2019 15:43:51



Version	Issue Date	Reason for Issue
	21 st February 2019	To accompany Planning Application

Design and Access Statement

1-14, 15-64, 65-80 Sidney Boyd Court, West End Lane, London, NW6 4QZ

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	5
3.1	Description of the Proposal	5
3.2	Use	6
3.3	Layout	6
3.4	Scale	6
3.5	Appearance	6
4.0	Access	6
5.0	Summary	6

Design and Access Statement

1-14, 15-64, 65-80 Sidney Boyd Court, West End Lane, London, NW6 4QZ

1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of London Borough of Camden. It accompanies the full planning application for the removal of existing single-glazed aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to be replaced with new double glazed powder coated aluminum casement windows and doors. All replacement windows to be compliant to BS 4873:2009 using materials Type A complying with BS EN 12206-1 2004.
- 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 General

- 2.1.2 Sidney Boyd Court is comprised of 3 purpose built blocks of flats constructed circa 1950's.
- 2.1.3 The block are located on a main road, close to local amenities with some security features such as a perimeter fence to the estate and a pedestrian, and car gate which is operated by a fob.
- 2.1.4 Adjacent the boundaries, sides and the middle of the estate, there are communal gardens / landscaped areas and a playground for children.
- 2.1.5 Also throughout various locations across the Estate are pram sheds. There are also some garages located on the Estate to the bottom of the driveway.
- 2.1.6 There is a small overgrown area of vegetation located on the Estate, however this is inaccessible to the residents.

Design and Access Statement

1-14, 15-64, 65-80 Sidney Boyd Court, West End Lane, London, NW6 4QZ

2.1.7 **Block 1-14 Sidney Boyd Court**

- 2.1.8 Block 1-14 is part of the Sidney Boyd Estate. It is a four storey block of flats comprising of 14no. self-contained flats. The four storeys are ground, first, second and third floor.
- 2.1.9 The block is traditionally constructed with an assumed concrete frame with cavity wall brick infill finished in London stocks with concrete bandings at first floor level to all elevations with a flat roof and tanks rooms. Although access was not available, the flat roof covering appears to be felt.
- 2.1.10 Above each window undecorated precast concrete lintel are present.
- 2.1.11 The block generally has single-glazed aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to all elevations.
- 2.1.12 Each dwelling has its own private balcony area located to the front elevation with a decorated concrete finish generally with a tiled floor.
- 2.1.13 Existing rainwater goods appear to be metal box gutters attached to PVC-u downpipes to all elevations. Soil pipes appear to be enclosed within the building.
- 2.1.14 Soffits boards appear to be concrete with a decorated finish.
- 2.1.15 Access to the flats is via 2no secured main external metal doors located to the rear at ground level, accessed via footpaths from the car parking area, leading to the communal enclosed staircases. There is a communal lift present.
- 2.1.16 To the rear of the block there are 2no refuse chutes, per communal staircase located at landing levels, half, one and half, accessed by a signal glazed aluminium door leading to an external communal balcony.
- ## 2.1.17 **Block 15-64 Sidney Boyd Court**
- 2.1.18 Block 15-64 is part of the Sidney Boyd Estate. It is a five / six storey block of flats comprising of 49no. self-contained flats. The five / six storeys are lower ground, ground, first, second third, fourth, and fifth floor.
- 2.1.19 The block is traditionally constructed with an assumed concrete frame with cavity wall brick infill finished in London stocks with concrete bandings at first floor level to all elevations with a flat roof and tanks rooms. Although access was not available, the flat roof covering appears to be felt.
- 2.1.20 Above each window undecorated precast concrete lintel are present.
- 2.1.21 The block generally has single-glazed aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to all elevations.
- 2.1.22 Each dwelling has its own private balcony area located to the front elevation with a decorated concrete finish generally with a tiled floor.
- 2.1.23 Existing rainwater goods appear to be metal box gutters attached to PVC-u downpipes to all elevations. Soil pipes appear to be enclosed within the building.
- 2.1.24 Soffits boards appear to be concrete with a decorated finished.

Design and Access Statement

1-14, 15-64, 65-80 Sidney Boyd Court, West End Lane, London, NW6 4QZ

- 2.1.25 Access to the flats is via 3no secured main external metal doors located to the rear at ground level accessed via footpaths from the car parking area, leading to the communal enclosed staircases. There is a communal lift present. These enclosed staircases lend to external communal walkways construction in concrete with an asphalt floor and an assuming metal clad balustrade.
- 2.1.26 To the rear of the block there are 3no refuse chutes, per communal staircase at landing levels, half, two and half, and four and half, accessed by a signal glazed aluminium door leading to an external communal balcony.
- 2.1.27 **Block 65-80 Sidney Boyd Court**
- 2.1.28 Block 65-80 is part of the Sidney Boyd Estate. It is a four storey block of flats comprising of 14no. self-contained flats. The four storeys are ground, first, second and third floor.
- 2.1.29 The block is traditionally constructed with an assumed concrete frame with cavity wall brick infill finished in London stocks with concrete bandings at first floor level to all elevations with a flat roof and tanks rooms. Although access was not available, the flat roof covering appears to be felt.
- 2.1.30 Above each window undecorated precast concrete lintel are present.
- 2.1.31 The block generally has single-glazed aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to all elevations.
- 2.1.32 Each dwelling has its own private balcony area located to the front elevation with a decorated concrete finish generally with a tiled floor.
- 2.1.33 Existing rainwater goods appear to be metal box gutters attached to PVC-u downpipes to all elevations. Soil pipe appears to be enclosed within the building.
- 2.1.34 Soffits boards appear to be concrete with a decorated finished.
- 2.1.35 Access to the flats is via 2no secured main external metal doors located to the rear at ground level accessed via footpaths from the car parking area, leading to the communal enclosed staircases. There is a communal lift present.
- 2.1.36 To the rear of the block there are 2no refuse chutes, per communal staircase, located at landing levels, half, one and half, accessed by a signal glazed aluminium door leading to an external communal balcony.
- 2.1.37 The block generally has single-glazed aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to all elevations.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing single-glazed aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to be replaced with new double glazed powder coated aluminum casement windows and doors. All replacement windows to be compliant to BS 4873:2009 using materials Type A complying with BS EN 12206-1 2004. The proposal is to replace all existing window to the flats and communal areas.

Design and Access Statement

1-14, 15-64, 65-80 Sidney Boyd Court, West End Lane, London, NW6 4QZ

3.2 Use

- 3.2.1 Sidney Boyd Court is a residential development serving 80no. flats across three blocks. There is no change of use proposed.
- 3.2.2 The property is not listed however is located 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, although changing from sliding to casements will be similar to the previous windows and 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 aluminum casement, single-glazed aluminum laterally sliding windows, single-glazed aluminum doors to balconies to be replaced with new double glazed powder coated aluminum casement windows and doors. The proposal is to replace all existing window to the flats and communal areas.