



Design and Access Statement

**10-11 Smyrna Road
London
NW6 4LY**

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

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

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For and on behalf of Baily Garner LLP

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04 March 2019 13:37:04



Version	Issue Date	Reason for Issue
-	21 th February 2019	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 London Borough of Camden. It accompanies the full planning application for the removal of existing single-glazed aluminum casement, single-glazed aluminum sliding sash windows, single-glazed aluminum patio doors to balconies and single glazed timber 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 10-11 Smyrna Road is a purpose built, assumed 1990's, three storey building containing 6No. self-contained flats. The three storeys are ground, first and second floor.
- 2.1.2 The block is traditionally constructed with an assumed concrete frame with brick and block cavity walls infill, finished in red bricks with a pitched roof covered in assumed asbestos slate tiles.
- 2.1.3 To the rear of the property from ground floor upwards there are pre-finish cladding panels finished in cream to the external wall. Due to access restrictions it was impossible to determine the material.
- 2.1.4 Each dwelling from first floor and upwards has its own pre-formed, powder coated metal private balcony area, located to the rear elevation.
- 2.1.5 Fascia boards appear to be timber and decorated in black.
- 2.1.6 Existing rainwater goods are located externally and are PVC-u, half round profile gutters and PVC-u downpipes.
- 2.1.7 The existing soil pipes appear to be PVC-u and are externally mounted.

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- 2.1.8 Above each window; undecorated precast concrete lintels are present.
- 2.1.9 The existing windows are a mixture of single-glazed aluminum casement, single-glazed aluminum sliding sash windows, single-glazed aluminum patio doors to balconies and single glazed timber doors to balconies. The flank elevation does not have any windows.
- 2.1.10 Access to the flats is via 1 no. secured main entrance metal doors located to the front at ground level, accessed via the public footpath. This leads to a communal open staircase with pre-finished metal balustrade and canopies which appears to be installed at a later date.
- 2.1.11 To the rear of the property there is a private garden area accessed by the ground floor flats via a rear timber door. Boundaries to the rear are mixture of red solid brick walls and timber fencing.
- 2.1.12 The front boundary is a dwarf red solid brick wall providing access to a small private landscaped area to the front of the property.

3.0 Design

3.1 Description of the Proposal

3.2 The works include the removal of existing single-glazed aluminum casement, single-glazed aluminum sliding sash windows, single-glazed aluminum patio doors to balconies and single glazed timber 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.

3.3 Use

3.3.1 The property is a residential development serving 6No. flats. There is no change of use proposed.

3.3.2 The property is not listed nor located in a Conservation Area.

3.4 Layout

3.4.1 No alterations are required to the existing layout of any dwelling.

3.5 Scale

3.5.1 No change in scale is proposed and therefore this item is not considered applicable.

3.6 Appearance

3.6.1 It is proposed that the fenestration of the new windows is similar to the existing 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

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- 5.1** The removal of existing single-glazed aluminum casement, single-glazed aluminum sliding sash windows, single-glazed aluminum patio doors to balconies and single glazed timber 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.