



Design Access and Heritage Statement

**29 Lyme Street
London
NW1 0EE**

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)

Authorised for Issue:

Version	Issue Date	Reason for Issue
-	23 rd October 2018	To accompany Planning Application
	12 th March 2019	To include heritage statement

Design and Access Statement & Heritage Statement

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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 with new single glazed timber windows. The removed of existing front/rear doors and replaced with new timber doors to match the existing. All replacement windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003.
- 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 29 Lyme Street is a four storey Georgian mid-terrace street property converted to provide four self-contained residential flats. The four storeys are lower ground, ground, first and second floors.
- 2.1.2 The property is traditionally constructed with solid walls with yellow stock brickwork. The building has a pitched roof with parapet walls extending over the roof line and although limited access it appears that the roof has slate coverings.
- 2.1.3 To the front of the property there is a decorative stucco finish to the external wall at lower ground floor level. There are decorated render reveals around the front windows with 1 no low level metal railing to the main window at ground floor level.
- 2.1.4 To the rear elevation there are decorated render reveals to all the window openings.
- 2.1.5 Rainwater is distributed via a box gutter behind parapet walls which disseminates into cast iron downpipes located to the rear elevation.
- 2.1.6 Soil pipes are located to the rear of the property and appear to be cast iron. The soil pipes serve the various bathrooms and kitchens to the individual dwellings at the different floor levels.

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- 2.1.7 Access to the dwellings is via the main entrance door located to the left hand side of the front elevation providing access direct to communal hallway.
- 2.1.8 Access to the flats above ground level is via a timber front door located to the left hand side of front elevation at upper ground floor level via a small cross over.
- 2.1.9 The lower ground floor flat is access via a timber front entrance door located at lower ground level situated below the cross over to the upper ground floor. A small stair case located adjacent to the front boundary provides access to the lower ground floor.
- 2.1.10 The existing windows are single glazed double hung timber sash windows. There is one single glazed timber casement window located to the rear elevation, adjacent to the rear door.
- 2.1.11 To the rear of the property there is a garden accessed by the lower ground floor flat, the boundaries to the rear are generally timber panel fences.
- 2.1.12 Boundaries to the front of the property are metal railings with arrow head finials which provide private open space to the front. A small metal gate provides access from the public footpath.

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 with new single glazed timber windows. The removed of existing front/rear doors and replaced with new timber doors to match the existing. 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.

3.2 Use

- 3.2.1 The property is a converted mid-terraced street property which has been converted to provide two self-contained residential flats.
- 3.2.2 The property is **Listed**, however is not 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.

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5.0 Heritage Statement

5.1.1 29 Lyme Street is not located in a conservation area.

5.2 Listed Building

5.2.1 29 Lyme Street has grade 2 listed status for the following reasons:

5.2.2 Grey bricks with yellow stock brick dressing

5.2.3 Classical style in brick. 4 storeys and semi-basement, 3-window centre flanked by 3 storeys and semi-basement, 2-window slightly recessed wings. Central brick portico with rusticated pilasters carrying entablature; doorway with fanlight and panelled door.

5.2.4 Dentil band at 1st floor level, continuing across flanking bays. 4 pilasters, flanking segmental-arched tripartite windows, rise from 1st floor to terminate in dentil cornice capitals above 2nd floor windows, then continuing to simplified dentil entablature with central portion of frieze stuccoed. 3rd floor windows with stuccoed aprons.

5.2.5 Brick dentil pediment with small square-headed window in tympanum and bracketed stucco feature on apex. Flanking wings with rusticated quoins to ground floor being slightly wider than upper floors and connected at angle with stucco bracket.

5.2.6 Impression of pilasters given by dentil cornice capitals between 2nd floor window arches. Dentil enriched parapets with similarly enriched chimney-stacks on return walls. Nos 24-29 & 32-37 (workers' houses): 3 storeys and semi-basements with 1 window each and 2 storey 1-window entrance bays.

5.2.7 Rusticated brick quoins and vertical recessed strips articulating party walls. Round-arched doorways with stucco keystones and impost bands, fanlights and panelled doors. Single light round-arched sashes with stucco keystones and impost bands at 1st floor level above doors. Ground floor sashes of 3 round-arched lights, each with stucco impost bands and central light with stucco keystone. Similar 2-light sashes to upper floors (both lights with stucco keystones); 2nd floor with narrower lights, breaking through the parapet with Lombard type frieze to terminate in small gables. Nos 28, 29, 33a, 34, 35 & 36 with good cast-iron window guards to ground floor.

6.0 Summary

6.1.1 Removal of the existing single glazed timber windows and replacement with new timber double glazed sash windows to match the existing in colour, size and fenestration. The existing doors are to be replaced with new timber doors to the front/rear to match existing.