



Design and Access Statement

**99-105 Netherwood Street
London
NW6 2QR**

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

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For and on behalf of Baily Garner LLP

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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 timber casement windows, double glazed PVCu casement windows, single glazed timber rear / patio doors and double glazed PVCu doors to be replaced with new double glazed powder coated aluminum casement windows and rear and patio 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 99 – 105 Netherwood Street is a purpose built, assumed 1990's, four storey building containing 8no. self-contained flats. The four storeys are ground, first, second and third floor.
- 2.1.2 The block is traditionally constructed with an assumed concrete frame with a brick and block cavity wall infill, finished in red/brown bricks.
- 2.1.3 No access was gained to the roof however from street level it appears that the coverings to the main roof are concrete tiles. Vented roof tiles are also visible to the main roof.
- 2.1.4 To the front of the property at second floor level there are 4no private balconies which cantilever from the main building and are privately accessed from the flats via patio / French doors. The balconies appear to have a concrete slab floor construction which is undecorated. The perimeter of the balconies are brick upstands with a metal handrail fixed on top of the soldier course.
- 2.1.5 There are two single storey extensions on the front elevation which are of a similar construction to the main building. The extensions have a steep pitched roof with what appears to be artificial slate coverings and provide the main entrance areas to the block.

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- 2.1.6 Rainwater goods are located externally with half round PVC-u gutters and downpipes to the front and rear elevation and disburse of rainwater from the main roof as well as the balconies.
- 2.1.7 Fascia boards appear to be decorated timber and are positioned only behind the guttering. To the front elevation are two exposed soffits which form the ceiling of the communal hallway at second floor level. The soffit is formed of a concrete slab with an undecorated finish.
- 2.1.8 There are no visible soil pipes to the external façade of the building and therefore it is assumed that the soil pipes are located internally to the building.
- 2.1.9 Above each window / door opening is an undecorated pre-cast concrete lintel.
- 2.1.10 The existing windows to the front elevation are a mixture of single glazed timber casement windows and double glazed PVC-u casement windows. The existing windows to the rear and flank elevations are single glazed timber casement windows.
- 2.1.11 The existing doors to the front elevation are a mixture of single glazed timber French doors and patio doors and double glazed French and patio doors. Existing doors to the rear are timber doors and frames with small glazed vision panels. Limited access was gained to the rear of the block.
- 2.1.12 The main entrance to the building is via 2no. secured main entrance external quality metal doors. The entrances are located off centre to the block but equal distance apart.
- 2.1.13 The entrance areas are accessible from the public highway via a small path and lead directly to the communal hallway / staircases.
- 2.1.14 Although limited access to the rear, to the rear of the property there are enclosed private gardens, accessed only by the ground floor flats. There is a small communal area to the rear which is accessed via the two communal hallways. Communal exit doors are timber with timber frames.
- 2.1.15 The front and flank elevations of the property are bounded by a low level solid brick wall with brick on edge coping detail providing a small landscaped area. A small section of the front elevation boundary wall has hit and miss fencing located on top to provide some privacy to the ground floor flat. The front boundary wall is interrupted at the entrance area to each communal front door. There is no gate present to these areas.
- 2.1.16 To the rear, the boundaries are a mixture of high level solid brick walls with brick on edge soldier course and timber fencing.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include for the removal of existing single glazed timber casement windows, double glazed PVCu casement windows, single glazed timber patio / French doors and double glazed PVCu patio / French doors and replace with new double glazed powder coated aluminum casement windows and French / patio doors. All replacement windows and doors to be compliant to BS 4873:2009 using materials Type A complying with BS EN 12206-1 2004.
- 3.1.2 The proposal is to replace all existing windows and doors to the flats as well as the external communal exit doors. The main entrance metal doors will be retained.

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3.2 Use

- 3.2.1 The property is a residential development serving 8no. flats. There is no proposed change of use.
- 3.2.2 The property is not Listed nor located in a Conservation Area.

3.3 Layout

- 3.3.1 No alterations are required to the existing layout to any dwelling or communal area.

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 the fenestration of the new windows and doors will be as close to like-for-like replacement to match the existing style and colour of the previous windows and doors and therefore 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 works include for the removal of existing single glazed timber casement windows, double glazed PVCu casement windows, single glazed timber patio / French doors and double glazed PVCu patio / French doors and replacement with new double glazed powder coated aluminum casement windows and French / patio doors.
- 5.1.2 The proposal is to replace all existing windows and doors to the flats as well as the external communal exit doors. The main entrance metal doors will be retained.