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## **Design and Access Statement**

**12 Wilmot Place  
London  
NW1 9JP**

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

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For and on behalf of Baily Garner LLP

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-	2 <sup>nd</sup> May 2019	To accompany Planning Application

# Design and Access 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 replacement of new timber double glazed windows to all elevations. . All timber replacement windows to be compliant to BS644:2012. The removal of existing timber doors and replacement with new timber doors to match 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 12 Wilmot Place is a three storey semi-detached traditionally constructed Georgian property which has been converted into three self-contained flats. The three storeys are ground, first floor and second floor levels.
- 2.1.2 The property is traditionally constructed with solid walls in yellow London stock bricks. The main roof is a flat roof and although limited access it appears to be covered with asphalt flat roof with a decorated reflective paint system coverings.
- 2.1.3 The property has 1no chimneys with barefaced brickwork located to the middle of the main roof which appears to have 4no. clay pots.
- 2.1.4 To the front elevation, there is a decorative stucco finish to the external wall from ground floor to first floor level, from first floor level upwards the façade is generally solid fair faced brickwork with decorated reveals to the windows. There is a decorated rendered band adjacent to the roof level on the front elevation.
- 2.1.5 To the flank elevation, there is a decorative render finish to the external wall from ground floor to first floor level from first floor level upwards the façade is generally solid fair faced brickwork.

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- 2.1.6 To the rear, there are two single storey additions to the rear constructed in solid walls construction in yellow London stock bricks with an assumed flat roof covered in asphalt.
- 2.1.7 Fascia's are timber, decorated white.
- 2.1.8 Rainwater goods are all located to the rear and flank elevations are generally PVC-u gutters and downpipes.
- 2.1.9 A soil pipe is assumed to be located internally to the building and it would be assumed to be cast iron. The soil pipe serves the various bathrooms and kitchen at the different floor levels.
- 2.1.10 The existing windows are single glazed double hung timber sash windows with glazing bars to the front and single glazed timber side opening casement windows to the rear and flank elevations.
- 2.1.11 Access to the flats is via a single main entrance timber door located to the left hand side of the front elevation at ground level leading to the communal hallway.
- 2.1.12 To the rear of the property the garden is only accessible via the ground floor flat through a single glazed timber patio door.
- 2.1.13 Boundaries to the rear garden are generally timber fence panels and posts.
- 2.1.14 To the front of the property there is a low level decorated brick boundary wall with a small opening which provides access to the front garden area direct from the public footpath.

## 3.0 Design

### 3.1 Description of the Proposal

- 3.1.1 The works include removal of existing single-glazed timber windows replacement of new timber double glazed windows to all elevations. All timber replacement windows to be compliant to BS644:2012. The removal of existing timber doors and replacement with new timber doors to match existing.

### 3.2 Use

- 3.2.1 The property is a converted semi-detached house. The use of the property remains the same.
- 3.2.2 The property is not listed and 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.

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## 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 Removal of existing single-glazed timber windows replacement of new timber double glazed windows to all elevations. . All timber replacement windows to be compliant to BS644:2012. The removal of existing timber doors and replacement with new timber doors to match existing.