



Design and Access Statement

The Towers
39 Dartmouth Park Avenue
London
NW5 1JP

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

Job No: 30668
Date: 2nd May 2019

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For and on behalf of Baily Garner LLP

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-	2 nd May 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 Clarion Housing Group. It accompanies the full planning application for the installation of steel pre-finished portcullis style security doors and steel pre-finished cladded screen panels to reduce anti-social behavior within the open communal areas to this block. The doors and cladding panels are to have anti-vandal/ reinforce glazing. It is proposed to install an intercom system panel system linked to all flats.
- 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 The Towers is a purpose built, assumed 1960s, five storeys building containing 18no. self-contained flats. The five storeys are ground, first, second, third and fourth 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 concrete tiles.
- 2.1.3 Soffits, fascia and bargeboards are assumed to be timber and decorated white.
- 2.1.4 Existing rainwater goods are located externally and are PVC-u, half round profile gutters and PVC-u downpipes. Soil pipes appear to be enclosed within the building.
- 2.1.5 The existing windows to all flats are a mix of double glazed powder coat aluminum casement / sash windows and double-glazed aluminum doors to balconies to all elevations.
- 2.1.6 Each dwelling has its own private balcony area located to either the main road, rear of the main block or car parking area with decorated metal balustrade and generally a tiled floor.
- 2.1.7 Access to the flats is via 2no. unsecured main entrances located to either side of the block, once serving 1-8 and the other serving 9-18 located at ground level, accessed via footpaths from the carpark or private road. This leads to a communal landing and staircase.

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2.1.8 Access to the flats is via 2no unsecured main entrances located to either side of the block at ground level accessed via footpaths via the public highway or car parking areas, leading to the communal enclosed staircases. There is a communal lift present. These enclosed staircases lend to external open communal walkways construction in concrete with an asphalt floor and a decorated metal balustrade.

2.1.9 To the rear of the property there is a communal landscaped area.

2.1.10 To the further flank elevation, from the main road, there are various trees, hedges / bushes and a car park.

2.1.11 To the front of the building there are landscape areas with various bushes / hedges.

3.0 Design

3.1 Description of the Proposal

3.1.1 The proposal is to install steel pre-finished portcullis style security doors and steel pre-finished cladded screen panels to reduce anti-social behavior within the open communal areas to this block. The doors and cladding panels are to have anti-vandal/ reinforce glazing. It is proposed to install an intercom system panel system linked to all flats.

3.2 Use

3.2.1 The property is a residential development serving 18No. flats. There is no change of use proposed.

3.2.2 The property is not listed however is located in a Conservation Area.

3.3 Layout

3.3.1 No alterations are 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 steel cladding panels 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

5.1.1 The proposal is to install steel pre-finished portcullis style security doors and steel pre-finished cladded screen panels to reduce anti-social behavior within the open communal areas to this block. The doors and cladding panels are to have anti-vandal/ reinforce glazing. It is proposed to install an intercom system panel system linked to all flats.