



Design and Access Statement

**14 - 16 Mortimer Terrace
London
NW5 1LH**

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

**Job No: 30914
Date: September 2019**

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For and on behalf of Baily Garner LLP

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23 September 2019 16:27:32



Version	Issue Date	Reason for Issue
-	September 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 replacement of the existing single-glazed timber casement windows, single-glazed timber double hung sliding sash windows and the single-glazed timber doors with new double glazed units.
- 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 - Heritage Statement
 - Section 5.0 - Access
 - Section 6.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 14 - 16 Mortimer Terrace is comprised of three, five storey Victorian terrace properties which has been subdivided into two flats per property.
- 2.1.2 The property is set back from the public footpath separated by railings and pavement well. Access to the property is secured through the front elevation (No. 14 and 15), or left hand side elevation (No. 16) via the timber doors located on the ground floor.
- 2.1.3 The property is of a traditional solid yellow/brown-stock brick wall construction. The lower ground to the front elevation and the entire rear elevations have a decorated rendered finish.
- 2.1.4 The roof to 14 & 15 Mortimer Terrace is of a mansard construction, with an artificial slate covering on each pitch and mineral felt covering to the flat roof area. 16 Mortimer Terrace has an 'M' shaped roof with an artificial slate covering. The rainwater goods are a combination of cast iron and uPVC.
- 2.1.5 The existing windows are a combination of single glazed casement, pivot and double hung sliding sash windows. The existing rear door is a single leaf single glazed timber door.

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3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposed works include for the removal of the existing singled-glazed timber casement windows, single-glazed timber pivot windows, single-glazed timber double hung sliding sash windows and single-glazed timber doors. These are to be replaced with double glazed timber casement windows, double glazed double hung sliding sash windows and double glazed timber doors. It is proposed that Slimlite glazing, produced by 'Slimlite Double Glazing (Edin) Ltd.' With structural glazing bars is utilised. It is proposed to make minor alterations to the fenestration such as replacing the pivot windows with side / top hung casement windows.
- 3.1.2 The existing front doors and uPVC windows are not to be retained, where identified on the accompanying plans.

3.2 Use

- 3.2.1 14 - 16 Mortimer Terrace is currently of residential use, comprised of 2no. separate flats per property. There is no change of use proposed.
- 3.2.2 The property is not listed however is located in the Dartmouth Park Conservation Area.

3.3 Layout

- 3.3.1 The proposed development does not make any alterations to the existing layout.

3.4 Scale

- 3.4.1 No change in scale is proposed.

3.5 Appearance

- 3.5.1 The proposed development is designed to match the appearance of the existing windows, as far as practically possible. Minor alternations have been made to fenestration, frame thickness and glazing type.

4.0 Heritage Statement

- 4.1.1 The property is not listed, however is located in the Dartmouth Park Conservation Areas, as designated on 4th February 1992. Dartmouth Park Conservation Area is a mainly residential area with some interspersed uses scattered throughout it. There is a variety of domestic architecture for the late 18th century to the present day.
- 4.1.2 14 – 16 Mortimer Terrace is located in 'Sub Area 1 – Highgate Road'. Originally the terrace continued south however a section was knocked down to facilitate the construction of the railway line. With the exception of some unsympathetic window replacements the Terrace is relatively unchanged.
- 4.1.3 The proposed works are not believed to have a detrimental impact to the building or the surrounding Conservation Area as they have been designed to match the appearance of the existing windows with minor adjustments made to the fenestration to minimise the detrimental impact of previous unsympathetic window replacements.

5.0 Access

- 5.1.1 The proposed development does not make any alterations to the existing access arrangements.

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6.0 Summary

- 6.1.1 The proposal includes the replacement of the existing single glazed windows with new double glazed units. Minor alterations have been made to the fenestration. Consideration has been given to the location of the properties within the Dartmouth Park Conservation Area. The proposed works are not considered to be detrimental to the character of the building or the surrounding area.