



Design and Access Statement

**26-34A York Rise
London
NW5 1SB**

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

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

Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk

www.bailygarner.co.uk

Design and Access Statement

**26-34A York Rise
London
NW5 1SB**

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

Prepared By: Zachary Munro BSc (Hons)

Authorised for Issue:

Digitally signed by Robert Ireland

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

23 September 2019 16:29:27



Version	Issue Date	Reason for Issue
-	September 2019	To accompany Planning Application

Design and Access Statement

26-34A York Rise, London, NW5 1SB

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	3
3.1	Description of the Proposal	3
3.2	Use	4
3.3	Layout	4
3.4	Scale	4
3.5	Appearance	4
4.0	Heritage Statement.....	4
5.0	Access.....	4
6.0	Summary	4

Design and Access Statement

26-34A York Rise, London, NW5 1SB

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 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 26-34A York Rise is a three storey purpose built block of flats, constructed circa 1950, which is comprised of six flats.
- 2.1.2 The property is of a cavity wall construction and is set back from the public footpath separated by metal railings. Access to the property is secured through the front elevation.
- 2.1.3 The property has a pitched roof with an interlocking clay tile covering. The rainwater goods are a combination of cast iron and uPVC.
- 2.1.4 The existing windows are single glazed casements. The Juliette balcony doors are single glazed timber. The front entrance door is glazed timber security door.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposed works include for the removal of the existing single-glazed timber casement windows and single-glazed timber doors. These are to be replaced with double glazed timber casement 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. This will provide improved thermal performance whilst enabling the replacement windows to

Design and Access Statement

26-34A York Rise, London, NW5 1SB

match, as far as possible, the fenestration of the existing windows. No works are proposed to the front entrance door.

3.2 Use

3.2.1 26-34A York Rise is currently of residential use, comprised of 6no. separate flats, 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 works are designed to match the appearance of the existing windows, as far as practically possible. Minor alternations have been made to 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 26-34A York Rise is located in 'Sub Area 2 – Dartmouth West'. There is a variety of architectural styles present, 26-31A York Rise a post-war council flats constructed to replaced bombed properties.

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, as far as practically possible.

5.0 Access

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

6.0 Summary

6.1.1 The proposal includes the replacement of the existing single glazed windows and doors with new double glazed units. Consideration has been given to the property's location in the Dartmouth Park Conservation Area. The proposed works have been designed to match the appearance of the existing windows so as not to affect the character of the building or surrounding area.