



Design and Access Statement

**1 Gordon House Road
London
NW5 1LN**

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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Prepared By: Zachary Munro BSc (Hons)

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For and on behalf of Baily Garner LLP

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25 September 2019 17:30:50



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 1 Gordon House Road is a 19th Century three storey end of terrace property, which has been subdivided into two flats.
- 2.1.2 The property is of a solid wall construction and is set back from the public footpath separated by a boundary wall and hedge. Access to the property is secured through the front elevation.
- 2.1.3 Property has a mansard roof with a slate covering to the pitched sections and a mineral felt covering to the flat roof section. The extension to the rear of the property is a mono-pitched roof with a slate covering. The rainwater goods are uPVC.

The existing windows are a combination of single glazed casements and double hung sliding sash windows. One double glazed uPVC window is also present on the rear elevation. The existing rear door is a single glazed single leaf timber doorset. The front entrance door is a single leaf solid timber door with a fan light.

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, single-glazed timber double hung sliding sash windows and single-glazed timber

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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. This will provide improved thermal performance whilst enabling the replacement windows to match, as far as possible, the fenestration of the existing windows. No works are proposed to the front entrance door or double glazed uPVC window on the rear elevation.

3.2 Use

3.2.1 1 Gordon House Road is currently of residential use, comprised of 2no. 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. 1-20 Gordon House Road were identified as relating to the character and appearance of the Conservation Area and following a review incorporated into the Conservation Area in 2009. 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 1 Gordon House Road is located in 'Sub Area 2 – Dartmouth West'. 1-20 Gordon House Road is a fine terrace of Victorian houses with mansard roofs, ornate entrance surrounds, cornices at eaves level and pedimented dormers. 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.