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Design and Access Statement

**1 West Cottages
West End Lane
London
NW6 1RJ**

Window Replacement Project

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

**Job No: 30916
Date: September 2019**

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Prepared By: Matthew Worsley & Zachary Munro BSc (Hons)

Authorised for Issue:

Digitally signed by Andrew Little

For and on behalf of Baily Garner LLP

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-	September 2019	To accompany Planning Application

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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

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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 and the single glazed timber door with new double glazed casement windows and door.
- 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 West Cottages is a semi-detached single occupancy residential property located off the B510 West End Lane in the London Borough of Camden.
- 2.1.2 The property is not listed however is located within the West End Green Conservation Area.
- 2.1.3 The main roof is a traditionally constructed pitched roof with natural slate coverings and clay ridge tiles. The mono-pitched roof to the front elevation also has a natural slate covering. Both roofs have a combination of UPVC and cast iron rainwater goods
- 2.1.4 The external walls are of solid brick construction and covered with a decorated pebble dash render.
- 2.1.5 The existing windows and doors comprise of single-glazed timber casement windows and single glazed timber doors.

3.0 Design

3.1 Description of the proposal

- 3.1.1 The works include the removal of existing single glazed timber casement windows and the single glazed timber door at the rear of the property. These are to be replaced with double glazed timber casement windows and doors. It is proposed that Slimlite glazing, produced by

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'Slimlite Double Glazing (Edin) Ltd', with structural 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 of the property.

3.2 Use

3.2.1 The property is a residential single occupancy dwelling. There is no change of use proposed.

3.3 Layout

3.3.1 No alterations are required 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 alterations will be made to frame thickness and glazing type.

4.0 Heritage Statement

4.1.1 The property is not listed; however it is located in the West End Green Conservation Area, as designated on 17th March 1993. The West End Green Conservation Area was extended in 2010-11 to link the two parts of the Conservation Area together.

4.1.2 West End Green is a London village running along the spine of the West End Lane, which links Kilburn to Hampstead. The village character has been absorbed but not erased by the expansion of central London and Hampstead during the late nineteenth and early twentieth century. The growth from tiny village to metropolitan suburb has resulted in a very homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing.

4.1.3 8 Fawley Road is located in 'The Green and West Cottages' character zone, which is perceived to be the heart of the Conservation Area. The cottages were constructed in the 1860s for the workers of the foundry; they are a reminder of the original scale of the village.

4.1.4 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 No access changes are proposed.

6.0 Summary

The proposal includes the replacement of the existing single-glazed timber casement windows and the single glazed timber door to the rear of the property with new double glazed units. Consideration has been given to the property's location with the West End Green Conservation Area and 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.