



Design and Access Statement

**8 Fawley Road
London
NW6 1SH**

Window Replacement Project

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

Job No: 30916

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Prepared By: Matthew Worsley

Authorised for Issue:

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For and on behalf of Baily Garner LLP

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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 8 Fawley Road is a three storey semi-detached property which has been subdivided into 5no. flats. The walls are of solid red facing brick construction, with stone detailing.
- 2.1.2 The main pitched roof is covered with plain clay tiles and the flat roof has mineral felt coverings. There is a small double glazed skylight located on the rear pitch. There are 2no. dormer windows which both have a lead covering. There is a mono-pitched roof to the rear addition with plain clay tile roof coverings.
- 2.1.3 The roofline goods consist of uPVC guttering fixed to softwood fascias and a combination of metal and uPVC downpipes.
- 2.1.4 The existing windows and doors comprise of single-glazed timber casement windows, single-glazed timber double hung sliding sash windows and single glazed timber doors.
- 2.1.5 On the front first floor level there is a balcony with decorative cast iron railings.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposed works include the removal of the existing single-glazed timber casement windows, single-glazed double hung sliding sash windows and the single glazed timber

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These are to be replaced with double glazed timber casement / sash windows and doors, fenestration to match existing. It is proposed that Slimlite glazing, produced by '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 or the existing double glazed windows, as identified on the accompanying plans.

3.2 Use

3.2.1 8 Fawley Road is currently of residential use and is comprised of 5no. flats. There is no change of use proposed.

3.2.2 The property is not listed however is located in the West End Green Conservation Area.

3.3 Layout

3.3.1 No alterations are proposed 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 Houses – East' character zone, the streets within this area are all named after villages in the South and West of England. The area is defined by the large semi-detached homes for Edwardian professionals, such as 8 Fawley Road. The houses are enhanced with details including balconies in timber and stone and stucco and terracotta details.

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 changes to access are proposed.

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6.0 Summary

- 6.1.1 The proposal includes 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. 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.