



Design and Access Statement

**36 Stratford Villas
London
NW1 9SG**

Prepared on behalf of
Clarion Housing Group
Level 6
6 More London Place
Tooley Street
London
SE1 2DA

Job No: 30668
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Prepared By: James Suleman BSc (Hons)

Authorised for Issue:

Version	Issue Date	Reason for Issue
-	12 th December 2018	To accompany Planning Application
A	01/11/2019	To address an identified error.

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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 Clarion Housing Group. It accompanies the full planning application for the removal of existing single-glazed timber windows and replacement with like for like timber double glazed windows to include 2no skylights to the roof. Removal of existing external doors and replacement with like for like timber doors to match existing. The works may also include the removal of the existing roof covering and replacement to match existing.
- 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 - Access
 - Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 36 Stratford Villas is a mid-terrace 4 storey Georgian Street properties converted to provide 3no self-contained flats. The four storeys are lower ground, ground, first and second floor.
- 2.1.2 The property is constructed traditionally with solid walls finished in weathered yellow stock brickwork. The main roof to the property is a London roof with an inverted hip although limited access, it appears to be covered with artificial slate tiles.
- 2.1.3 To the front of the property there is a decorative stucco finish from lower ground floor to first floor level. The window reveals have a decorated render finish to the front elevation.
- 2.1.4 To the rear of the property there is a decorative render finish from lower ground floor to ground floor level. The window reveals have a decorated render finish to the front elevation.
- 2.1.5 Rainwater goods are all located to the rear and comprise of a valley gutter to the main roof with PVC downpipes.
- 2.1.6 Soil pipes are located to the rear of the property and appear to be PVC-u. The soil pipes serve the various bathrooms and kitchens to the individual dwellings at different floor levels.

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- 2.1.7 The existing windows are timber multi pane single glazed double hung sashes windows. There is 2no skylight to the roof.
- 2.1.8 Access to the dwellings is via the main entrance timber door located to the left hand side of the front elevation providing access direct to a communal hallway.
- 2.1.9 The lower ground floor flat is access via the main timber front entrance door located at above ground level, however there is a unused timber door situated below the main cross over staircase. There is a small concrete staircase lending from the public footpath to the lower ground floor.
- 2.1.10 Boundaries to the front of the properties are metal railings with arrow head finials which provide private open space to the fronts. A concrete staircase covered with asphalt leads from the public footpath to the main entrance doors at above ground floor level.
- 2.1.11 To the rear of the property there is a private garden used by the lower ground floor flat accessed via timber door to the right hand or a patio door located to the right hand side at lower ground level. Boundaries to the rear are a mixture of brick solid walls and timber fences.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include removal of existing single-glazed timber windows and replacement with like for like timber double glazed windows to include 2no skylights to the roof. Removal of existing external doors and replacement with like for like timber doors to match existing. All new windows and door to match the existing timber windows and doors fenestration. The works may also include the removal of the existing roof covering and replacement to match existing.

3.2 Use

- 3.2.1 The property is a converted house of four storeys, serving 3no. dwellings via 1no main entrance. The use of the building remains the same.
- 3.2.2 The property is not listed, however is located within a Conservation Area.

3.3 Layout

- 3.3.1 No alterations required to the existing layout of any dwelling.

3.4 Scale

- 3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance

- 3.5.1 It is proposed that the fenestration of the new windows and doors will be as close to like-for-like replacement to match the existing style and colour of the previous windows and doors to be in keeping with the area.

4.0 Access

- 4.1.1 No changes to access are proposed and therefore access is considered not applicable.

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5.0 Summary

- 5.1.1 The works include removal of existing single-glazed timber windows and replacement with like for like timber double glazed windows to include 2no skylights to the roof. Removal of existing external doors and replacement with like for like timber doors to match existing. All new windows and door to match the existing timber windows and doors fenestration. The works may also include the removal of the existing roof covering and replacement to match existing.