



Design and Access Statement

**13 Rochester Road
London
NW1 9JH**

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

Job No: 30668
Date: 01/11/2019

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

www.bailygarner.co.uk

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Prepared By: James Suleman BSc (Hons)

Authorised for Issue:

Version	Issue Date	Reason for Issue
-	9 th October 2018	To accompany Planning Application
Rev A	14 th May 2019	Change material from PVC-u to timber
Rev B	01/11/2019	To address a noted 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 / doors to the property and replacement with like for like timber double glazed windows / doors to the all elevations of the property.
- 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 13 Rochester Road is a converted house now consisting of 3no flats. Flats 1-3, 13 Rochester Road is constructed traditionally of solid walls with a mixture of decorated render and yellow/brown stock brickwork with a London roof. The property is located in a residential area close to the local amenities.
- 2.1.2 Existing rainwater goods is a valley gutter to the roof attached to a PVC-u downpipe to the rear elevation.
- 2.1.3 Access to the flats is via a single main entrance door located on to the front elevation above ground level with steps leading to a portico.
- 2.1.4 The existing windows are a mix of style glazed hung timber casements and single glazed timber sliding sash windows. There is 1no skylight to the roof.
- 2.1.5 To the rear of the property is a communal garden.

3.0 Design

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3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing of existing single-glazed timber windows / doors to the property and replacement with like for like timber double glazed windows / doors to the all elevations of the property. The proposal is to replace all existing timber windows / doors within the property. Use
- 3.1.2 The property is a converted house of three storeys, serving 3no. dwellings via one main entrance.
- 3.1.3 The property is not listed, however it is located within a Conservation Area.

3.2 Layout

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

3.3 Scale

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

3.4 Appearance

- 3.4.1 It is proposed that the fenestration of the new windows will be as close to like-for-like replacement to match the existing style and colour of the previous windows and 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.

5.0 Summary

- 5.1.1 The removal of existing of existing single-glazed timber windows / doors to the property and replacement with like for like timber double glazed windows / doors to the all elevations of the property. The proposal is to replace all existing timber windows / doors within the property. All windows are to match the existing timber window / doors fenestration.