



Design and Access Statement

**38 Laurier Road
London
NW5 1SJ**

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

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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 38 Laurier Road is a 19th Century three storey semi-detached property, which has been subdivided into two flats. The property is set back from the public footpath separated by a brick boundary wall with a concrete coping. Access to the property is secured through the front and flank elevations. The walls are of solid yellow stock brick construction, with decorated stone detailing.
- 2.1.2 The main roof is a combination of both pitched and flat roof sections. The pitched roof sections are covered with artificial slates and the flat roof section has lead roll covering. A dormer window is present on the front, flank and rear elevations. The extension at the rear of the property has a mono-pitched artificial slate covering. The bay window on the front elevation has an artificial slate covering. The roofline goods consist of uPVC gutters fixed to softwood fascias and uPVC downpipes.
- 2.1.3 The existing windows are a combination of single glazed casements and double hung sliding sash windows. There are two single glazed French doors on the rear elevation. The front entrance door to Flat A is located on the flank elevation and is a single leaf solid timber door. The front entrance door to Flat B is located on the front elevation and is a single glazed timber door with glazed side lights and a decorative stained glass fan light.

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3.0 Design

3.1 Description of the Proposal

3.1.1 The proposed works include for the removal of the existing singled-glazed timber casement windows, single-glazed timber double hung sliding sash windows and single-glazed timber French 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 either of the flat front entrance doors.

3.2 Use

3.2.1 38 Laurier Road is currently of residential use, comprised of 2no. 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 Area, as designated on 4th February 1992. 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 38 Laurier Road is located in 'Sub Area 3 – Dartmouth East'. Laurier Road (East) was previously known as Lewisham Road. The majority of the properties are by Smerdon or builders associated with him. The properties on the Northern side of the street, including No.38, site an oblique angle to the pavement and are mostly semi-detached villas. The defining feature of the properties is the part-glazed front entrance doors with attractive original stained glass. 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.

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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.