



## Design and Access Statement

**216 Camden Road  
London  
NW1 9AA**

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

**Job No: 30668**  
**Date: 7<sup>th</sup> November 2019**

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**Prepared By: James Suleman BSc (Hons)**

Authorised for Issue:

Version	Issue Date	Reason for Issue
-	20 <sup>th</sup> November 2018	To accompany Planning Application
Rev A	14 <sup>th</sup> May 2019	Change material from PVC-u to timber
Rev B	07 <sup>th</sup> November 2019	Change from standard Timber to Slimline

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## 1.1 Introduction

## 1.2 General

- 1.2.1 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 Slimeline timber double glazed windows / doors to the all elevations of the property.
- 1.2.2 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.
- 1.2.3 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.

## 1.3 Structure of the Statement

- 1.3.1 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

- 2.1.1 216 Camden Road is a four storey traditionally constructed Victorian property which has been converted into four, self-contained flats. The four storeys are lower ground, ground, first and second floor levels.
- 2.1.2 The property is traditionally constructed with solid walls in yellow London stock bricks which have weathered and stained due to pollution. The main roof to the property is a pitched roof which appears to be covered in artificial slate.
- 2.1.3 To the front of the property there is a decorative stucco render finish to the external wall at the ground and lower ground floor level. There are also decorated render reveals around the front windows at all levels.
- 2.1.4 The property is by definition a semi-detached house however the property has been extended to the side closest to 214 Camden Road at lower ground floor level up to second floor and the extension has been rendered to match.
- 2.1.5 The property has 1 no large chimney stack with fair faced brickwork finish which appears to have 14 no. clay pots serving the main property and the adjoining property.
- 2.1.6 The flank elevation façade is rendered at ground and lower ground floor level with fair faced stock brickwork above.

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- 2.1.7 To the rear of the property there is a decorated render finish to the external wall at lower ground floor level only. There are also decorated render reveals around the front windows at all levels.
- 2.1.8 The existing soffit and fascia boards appear to be decorated timber.
- 2.1.9 The property generally has single-glazed double hung sash windows to the front, flank and rear elevations. The property also has Timber single glazed front and rear doors.
- 2.1.10 The existing rainwater goods are PVC-u and are located externally with half round PVC-u gutters to the front, flank and rear elevation attached to downpipes in various locations.
- 2.1.11 Soil pipes and rain water pipes visible to the rear and flank elevation of the property and are generally a mixture of Cast Iron and PVC-u. The soil vent pipes serve the various bathrooms and kitchens for the individual properties at different floor levels.
- 2.1.12 Access flats above ground level are via a main timber entrance door. The main entrance door is accessed via a concrete staircase with a low level decorated render wall.
- 2.1.13 The lower ground floor flat is accessed via a timber entrance door to the front elevation side extension via a small flight of concrete stairs.
- 2.1.14 A timber patio doors to the rear elevation provide access for the lower ground floor flat to the garden.
- 2.1.15 The front boundary is a dwarf solid brick wall with railings above providing access from the public footpath. The boundary wall provides private open space to the front of the property.
- 2.1.16 It is assume the rear garden is a private space used by the ground floor and the lower ground floor flat. The boundaries to the rear are timber fence panels which provide private open space to the rear of the property.

### 3.0 Design

#### 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 Slimeline timber double glazed windows / doors to the all elevations of the property. The proposal will appear as close to the existing by matching operation and fenestrations.

#### 3.2 Use

- 3.2.1 The property is a converted street property providing residential accommodation with private open space to the rear.
- 3.2.2 The property is not Listed however is located within a Conservation Area.

#### 3.3 Layout

- 3.3.1 No alterations to the existing layout will be undertaken to any property/dwelling.

#### 3.4 Scale

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

#### 3.5 Appearance

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- 3.5.1 It is proposed that the fenestration of the new windows will be, as close to like-for-like replacement as possible, 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 slimline 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.