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Design and Access Statement

**15 Laurier Road
London
NW5 1SD**

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

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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: Zachary Munro BSc (Hons)

Authorised for Issue:

Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

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-	October 2019	To accompany Planning Application

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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 and single-glazed timber double hung sliding sash windows 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 15 Laurier Road is a 19th Century three storey end of terrace property, which has been subdivided into three flats. The property is set back from the public footpath separated by a cast iron railings and a hedge. 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 an asphalt covering. The extension at the rear of the property has a flat asphalt roof. The roofline goods consist of uPVC gutters fixed to softwood fascias and uPVC downpipes.

The existing windows are a combination of single glazed casements and double hung sliding sash windows. The front entrance door to Flat A is located on the flank elevation and is a single leaf solid timber door. The communal front entrance door is located on the front elevation and is a single glazed timber door with a fanlight.

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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 and single-glazed timber double hung sliding sash windows. These are to be replaced with double glazed timber casement windows and double glazed double hung sliding sash windows. 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 front entrance doors.

3.2 Use

3.2.1 15 Laurier Road is currently of residential use, comprised of 3no. 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 15 Laurier Road is located in 'Sub Area 2 – Dartmouth West'. Laurier Road (West) was previously known as Lewisham Road. This section was built by Crocket in the 1870's. The grouping of the properties provides an important rhythm to the street. The cast iron railings to the front of 1-17 Laurier Road provide a strong visual frontage to the group. 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 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.