

## **Design and Access Statement**

3 Willoughby Road  
London  
NW3 1RP

### **Prepared on behalf of**

London Brought of Camden  
5 Pancras Square  
Kings Cross  
London N1C 4AG

**Job No: 510.062**

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Prepared by James Suleman  
Pellings LLP  
Northside House  
Cockfosters Rd  
Barnet EN4 9EB

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## **1.0 INTRODUCTION**

### **1.1 General**

- 1.1.1 This Design and Access Statement has been prepared by Pellings on behalf of London Borough of Camden. It accompanies the full planning application for the removal of existing single-glazed timber windows and replacement of new double-glazed timber windows to all elevations. All replacement windows to be compliant to BS 644:2012.
- 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 3 Willoughby Road is a five storey traditionally constructed Victorian converted into 5no self-contained flat. The five storeys consist of lower ground, ground, first, second and third floors. The property is located in a residential area close to the local amenities.
- 2.1.2 The façade of the building is generally solid yellow stock brickwork. To the front elevation there is window bay serving the lower, ground and first floor with a mono pitch roof covered in clay tiles.
- 2.1.3 The main roof a mansard roof. The front upper slope is covered in clay tiles and rear upper slope is covered in assumed artificial slate tiles, both the lower slopes are covered in asphalt. There are 3no brick-built chimney. There is a brick-built dormer to the front elevation and a lead covered dormer to the rear. There is 1no skylight to the lower slope.

- 2.1.4 To the rear is the addition to the main building. The main addition appears to be constructed in a similar time of the main building with similar features. It has a flat roof covered in a felt. There is a more recent small addition serving the ground floor which appears to be constructed with cavity wall with a small mono pitch roof covered in slate tiles.
- 2.1.5 The existing rainwater goods are located externally, there are PVC-u half round profile gutters and PVC-u downpipes. Soil pipes are located to the rear of the property and are generally PVC-u. The soil pipes serve the various bathrooms and kitchens for the individual flats at the different floor levels.
- 2.1.6 The existing windows are single glazed timber sash windows. There are stained, single glazed windows to the ground and first floor to the front elevation.
- 2.1.7 Access to the flats above ground floor is provide via a concrete staircase covered in asphalt to a via single main entrance door located to the left-hand side of the front elevation providing access to the communal areas.
- 2.1.8 The lower ground floor flat is accessed via metal gate lending to a timber door located to the left-hand side of the main external staircase
- 2.1.9 To the rear of the property it as assumed the garden is private accessed by the lower floor flat via a timber door at the rear. The garden is bounded by assumed timber fences.
- 2.1.10 The front boundary separates the front garden from the public highway and is a low-level brick walls with piers either side providing access to the main entrance.

### **3.0 Design**

#### **3.1 Description of the Proposal**

- 3.1.1 The works include the removal of existing single-glazed timber windows and replacement with new double-glazed timber windows to all elevations. All replacement windows to be compliant to BS 644:2012.
- 3.1.2 It is proposed to retain the stain glass windows to the front elevation at ground and 1<sup>st</sup> floor level.

#### **3.2 Use**

- 3.2.1 The property is a converted residential street property comprising of five self-contained flats.
- 3.2.2 The property will continue to be in use by the residents during the works
- 3.2.3 The property is not listed, however it is located within a Conservation Area.

#### **3.3 Layout**

- 3.3.1 No alterations are 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 the fenestrations of the new windows will be a like for like replacement to match the existing style and colour of the previous windows and be keeping with the area.
- 3.5.2 It is proposed to retain the stain glass windows to the front elevation at ground and 1<sup>st</sup> floor level.

### **4.0 Access**

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

### **5.0 Summary**

- 5.1 It is proposed to removal of existing single glazed timber windows and replacement with new double-glazed timber windows to all elevations to match the fenestration of the existing windows.
- 5.2 The replacement of the windows will have a positive impact on the residents of this property, providing substantial improvements to the thermal efficiency, security, reduction of noise, ease of use and long-term maintenance. Replacement windows will be installed by FENSA approved contractors and will be in accordance with the current Building Regulations including Approved Document N - Glazing and Approved Document L – Conservation of Fuel and Power.
- 5.3 The intention is for the proposed works to enhance the existing building and its tenants/ leaseholders by being sympathetic to the design, colours used, style, materials and finish of the existing structures and surrounding area and the local environment.
- 5.4 Taking into consideration all of the issues detailed above, it is hoped that the proposals as outlined in this Design and Access Statement, and additional submitted documentation, will result in this planning application being successful and planning permission being approved.
- 5.5 It is proposed to retain the stain glass windows to the front elevation at ground and 1<sup>st</sup> floor level.