



## Design, Access and Heritage Statement

**55 Primrose Gardens  
London  
NW3 4UL**

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

**Job No: 30920  
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For and on behalf of Baily Garner LLP

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-	15/04/2020	To accompany Planning Application

# Design and Access Statement

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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 the London Borough of Camden. It accompanies the full planning application for the removal of existing single glazed timber sash / casement windows and doors and replacement with Slimlite double glazed timber sash windows and double glazed timber patio doors, to match the appearance of the existing as far as practically possible..
- 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 55 Primrose Gardens is a mid-terrace Victorian home that has been converted into 3 flats over 5 floor levels (Lower Ground, Upper Ground, First Floor, Second Floor and converted roof level). The main entrance to the building can be achieved via a door to the upper ground level accessible via steps from the street level.
- 2.1.2 The property is constructed of a solid brick construction with red London bricks to the front façade a natural ceramic pitched tiled roof. Two Joint chimney stack can be found to the sides of the property at the party walls with 35 and 57 Primrose Gardens.
- 2.1.3 The front elevations contains a two storey bay window with a small lead roof and stucco window head detail.
- 2.1.4 The windows are generally single glazed Timber double hung sliding sashes and a large amount of single glazed side hung casement window to the ground floor levels. All of the existing windows are decorated in white.
- 2.1.5 The existing doors are constructed of decorated timber with single glazed vision panels.
- 2.1.6 The property is located within the Belsize conservation area and has been split in to subsection of Primrose Gardens.

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## 3.0 Design

### 3.1 Description of the Proposal

- 3.1.1 The works propose to remove the existing singled glazed timber sash and casement windows and replace with new Slimlite double glazed timber windows to match the existing operation and fenestration.
- 3.1.2 All replacement windows are to comply with BS 644:2012 and will have 90mm bottom rails and 32mm integral glazing bars where currently present.
- 3.1.3 The existing timber doors will be replaced on a like for like basis with new solid timber doors all glazing details will match the existing.
- 3.1.4 The communal front entrance door will not be replaced as part of the proposed works.

### 3.2 Use

- 3.2.1 The property is currently of residential use, containing 3 separate flats. There are no change of use proposed.

### 3.3 Layout

- 3.3.1 The proposed development does not make any alterations to the existing layout of the property.

### 3.4 Scale

- 3.4.1 The proposed development consists of the removal of all the existing windows and replacement with new. There will be no change to the footprint or height of the existing property and no obstruction of existing views.

### 3.5 Appearance

- 3.5.1 Existing single glazed timber sash and casement windows will be replaced with like-for-like Slimlite double glazed timber sash windows. The colour will match the existing and the proposed frame thickness will be no more that 15mm larger than the existing
- 3.5.2 All replacement window and door frames will be as close to like-for-like as possible and painted white to match the style and colour of the existing. The proposed development does not alter the existing window and door fenestration. There will therefore be no change in the appearance of the building following the proposed development.

## 4.0 Conservation and Heritage Statement

- 4.1.1 As noted above 55 Primrose Gardens is located within the Belsize Conservation Area and the Primrose Gardens/Antrim Road subsection. The area itself has been conserved to maintain its oval shape terraces with unique bay windows, sash windows and stucco stone window heads inspired by the arts and craft movement.
- 4.1.2 With the conservation of the street character in mind a review of the proposal has been undertaken and is deemed acceptable to maintain the appearance of the continuous building line.
- 4.1.3 A slimelite type of glazing has been proposed to minimize the impact that modern windows may have on the street. The proposed windows will also match that of the existing to again minimize the impact. The proposal is believed to be acceptable and will maintain the streets unique character.

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## 5.0 Access

- 5.1.1 The proposed development does not make any alterations to the existing access to the property.

## 6.0 Summary

- 6.1.1 The proposed works include the removal of single glazed timber sash windows and doors, and replacement with Slimlite double glazed timber sash windows and solid timber doors to match the existing as far as reasonably possible.
- 6.1.2 Consideration has been given to the property's location within the Belsize Conservation Area and the proposed development has been designed to maintain the appearance of the existing building, and in turn its contribution to the character of the surrounding area.
- 6.1.3 Baily Garner feel that this proposal will maintain the streets character and is a acceptable proposal.