



Design and Access Statement

**20 Acol Road
London
NW6 3AG**

Window Replacement Project

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

Job No: 30917

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Prepared By: Zachary Munro BSc (Hons)

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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, the 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 20 Acol Road is a three storey detached property which has been subdivided into 4no. flats. The walls are of solid gault (white / cream) facing brick construction on the front elevation and solid yellow stock brick construction on the flank and rear elevations. Decorative stone detailing is present on the front elevation.
- 2.1.2 The main roof is a pitched roof covered with artificial slates. There are two dormer windows on the front elevation and one dormer on the rear elevation, all of which have a lead covering to the roof and cheeks. The two bay windows on the front elevation have an asphalt roof covering. The roofline goods consist of uPVC guttering fixed to softwood fascias and uPVC downpipes.
- 2.1.3 The existing windows comprise of single-glazed timber casement windows and the single-glazed timber double hung sliding sash windows. The communal front entrance door is a single-glazed timber door with single glazed side panels and a single glazed fan light. There are two single glazed timber French doors on the rear elevation.
- 2.1.4 The boundary is defined by a one brick thick wall with a concrete coping stone on the front elevation and a one brick thick wall with a brick on edge detail on the rear elevation.

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3.0 Design

3.1 Description of the Proposal

3.1.1 The proposed works include the removal of the existing single-glazed timber casement windows, the single-glazed timber double hung sliding sash windows and the single glazed timber French doors on the rear elevation. These are to be replaced with double glazed timber casement / sash windows and doors, fenestration to match existing. 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 the communal front entrance door, as identified on the accompanying plans.

3.2 Use

3.2.1 20 Acol Road is currently of residential use and is comprised of 4no. flats. There is no change of use proposed.

3.2.2 The property is not listed however is located in the South Hampstead Conservation Area.

3.3 Layout

3.3.1 No alterations are proposed 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 alterations will be made to frame thickness and glazing type.

4.0 Heritage Statement

4.1.1 The property is not listed, however it is located in the South Hampstead Conservation Area, which was formally known as the Swiss Cottage Conservation Area until February 2011. The South Hampstead Conservation Area is adjoined by the Priory Road Conservation Area to the south west as well as the West End Green and Fitzjohn's/Netherhall Conservation Areas to the north west and east respectively.

4.1.2 South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows.

4.1.3 20 Acol Road is located in 'Colonel Cotton' character zone, these properties are distinctly more commercial developers' – stock bricks with stone and slate roofs. They are typically mid-Victorian in style and classical details.

4.1.4 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.

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5.0 Access

5.1.1 No changes to access are proposed.

6.0 Summary

6.1.1 The proposal includes the replacement of the existing single-glazed timber casement windows, the single-glazed timber double hung sliding sash windows and the single glazed timber French doors to the rear elevation with new double glazed units. Consideration has been given to the property's location with the South Hampstead Conservation Area and 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.