

DESIGN & ACCESS STATEMENT

208 Camden Road,

London,

NW1 9HG

Installation of Juliet style balcony railings to first floor windows
and internal alterations to Flat C to convert a 2-bedroom flat to a 1-bedroom flat.

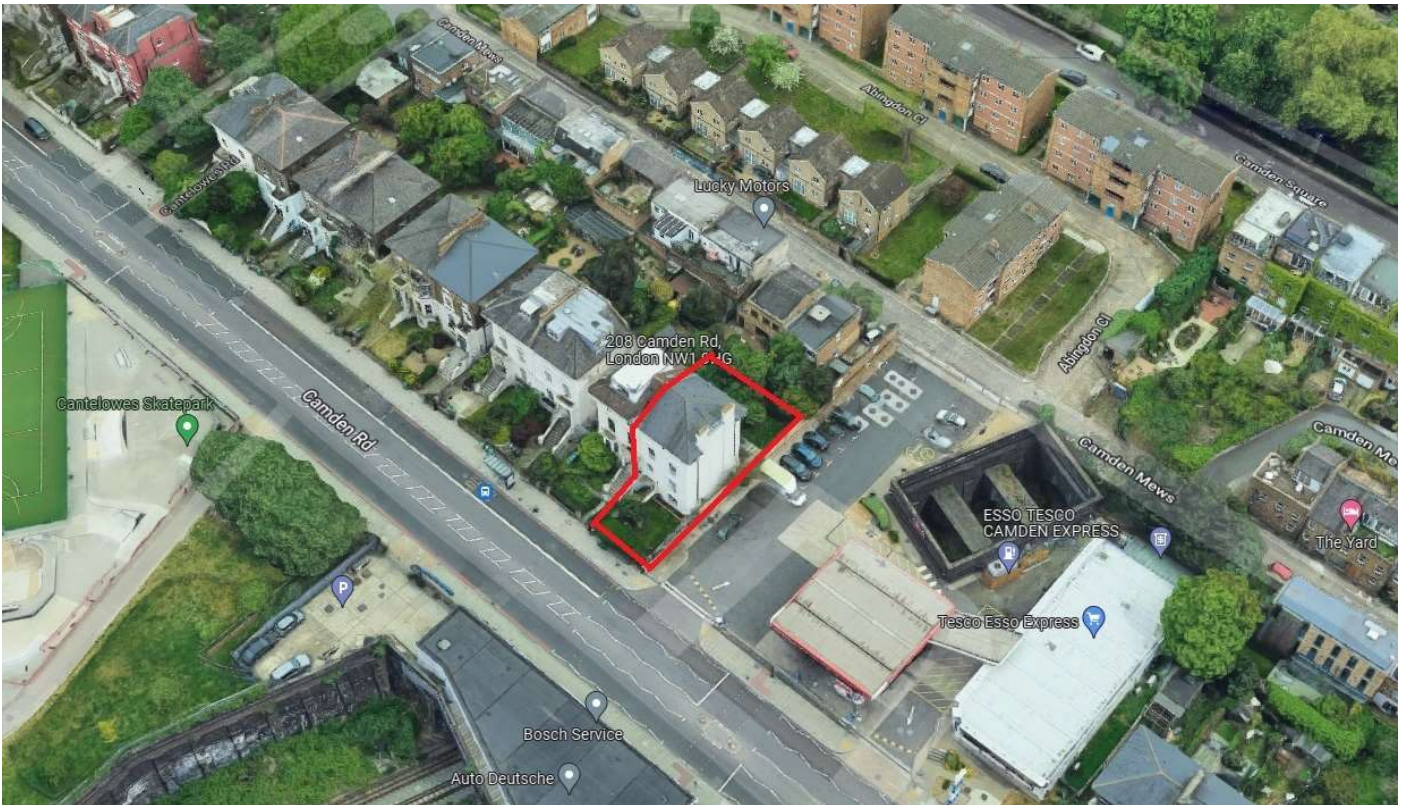
Design and Access Statement (Planning):

28th February 2022

For and on behalf of Camden Council

Project Ref: 22008

Document Ref: DAS



1.0– Introduction

This Design and Access Statement accompanies an application for permission for installation of Juliet style balcony railings to the first floor windows on the front and rear elevations at No. 208 Camden Road, London NW1 9HG

The statement has been written to comply with the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

1.1– Existing Site & Description

The site is located on Camden Road. The site comprises of semi-detached dwelling which has previously been converted into 4 flats.

Flat C is located on the first floor and currently, it is a void property. The flat has large timber sash windows (2 to the front elevation and 1 to the rear elevation at first floor level) all 3 existing window openings have low cill heights.

The flat is currently a 2-bed flat with a lounge and kitchen, the bathroom to the flat is located on the rear addition but unusually it cannot be accessed directly from the flat as the only access is via the entrance to the flat and the communal stairs down to the ground floor half landing.

The building is within a Conservation area, and it is not listed. To our knowledge, there have been no previous attempts by the current or previous owners of the property to gain planning permission.

Listed: The Building is not listed.

Conservation Area: The building falls within Camden Square Conservation Area.

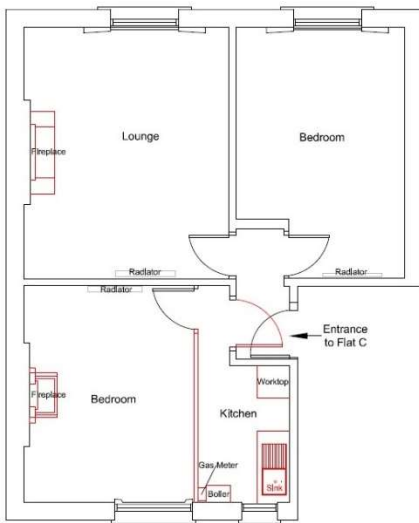
Use: The proposal does not seek to change the current C3 use of the site.

Access: To remain as existing.

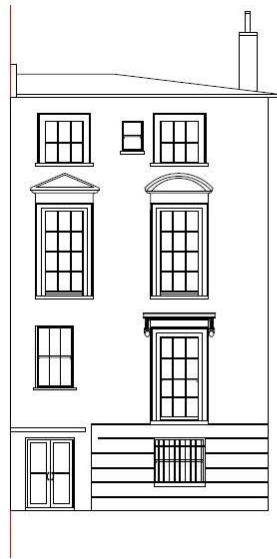
2.0– Existing Site Photographs & Drawings

Below are some photographs & existing drawings of the site:

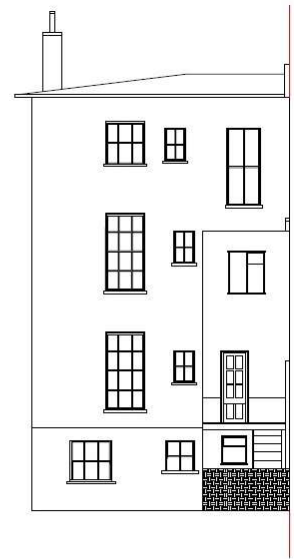




Existing Layout



Existing Front Elevation



Existing Rear Elevation

3.0– Proposal

The proposal is to install Juliet style balcony railings externally to the first floor windows on the front and rear elevations to provide protection from falling in relation to openable windows in external walls to dwellings.

The installation of the railings will satisfy the requirements of part K of the Building Regulations.

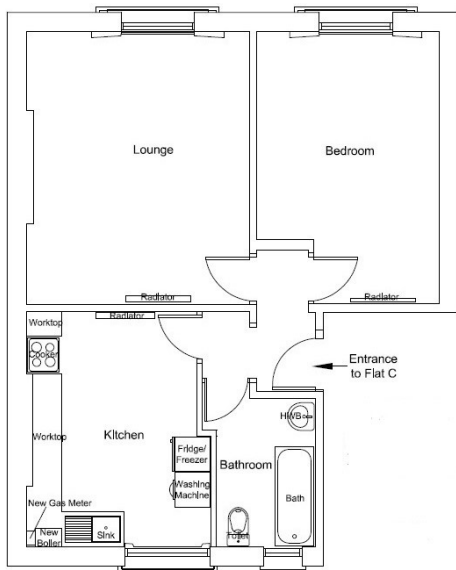
Additionally, the proposals also involve internal alterations to Flat C to convert it into a 1-bedroom flat from a 2-bedroom flat by changing the existing rear bedroom to a kitchen and converting the existing kitchen into a bathroom.

It is proposed to install the 'Oxford design metal balcony' manufactured by C & R Direct Metal Works. The proposed railings are 1100mm high with a depth of 98mm and made from steel, the preferred colour of the railings is black. Further details can be found on the following link: <https://www.julietbalcony.co.uk/juliet-balcony/oxford-metal-balcony/>

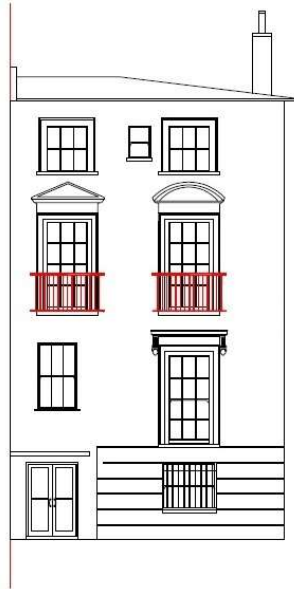
Below are some product photographs:



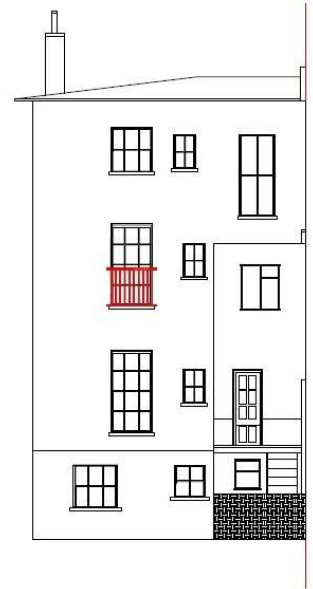
Below are proposed drawings of the site:



Proposed Layout



Proposed Front Elevation



Proposed Rear Elevation

4.0 - Scale

All the proposed external Juliet balcony railings will be appropriately detailed and proportions to reflect the existing fenestration details – where they exist.

5.0- Landscaping/Amenity

The private amenity to the flats remains unchanged. Currently, the window openings have timber rail guards fixed internally, however, they are inadequate and are a health & safety hazard. The installation of the Juliet balcony railings will allow the removal of the existing timber rails and give the future inhabitants more sense of safety when operating the windows.

6.0- Appearance

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant materials, design, form and detail. The appearance of the facades generally remains unchanged helping protect the uniformity of the streetscape in the conservation area.

5.0- Access

Access to the site by owners/occupiers will remain unaffected by the proposal.

6.0- Parking

The existing property does not have off road parking. This remains unchanged in the proposal.

7.0- Summary

In summary, it is proposed the application is in keeping with planning guidelines and policies and provides a sensitive cohesive solution to the window openings which have low cill heights and provide protection from falling in relation to openable windows in external walls to dwellings