

Design and Access Statement

1-95 Kenbrook House
Leighton Road
London
NW5 2QN

Prepared on behalf of

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

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Revision A

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 installation of covering to the canopy structure to the top floor walkways to Kenbrook House.
- 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 Kenbrook House is a five storey traditionally constructed residential block containing external walkways to access flats. The five storeys consist of ground, first, second, third and fourth floors with a duplex to the fourth-floor flats. The property is located in a residential area close to the local amenities.
- 2.1.2 The façade of the building is generally solid red and yellow stock brickwork. To the rear elevation there are two window bays serving the ground to 5th floor.
- 2.1.3 The main roof is a pitched roof covered with clay tiles. There are several brick-built chimneys throughout the block. There are several dormers to the rear elevation in various locations throughout.
- 2.1.4 The existing rainwater goods are located externally and are cast iron half round profile gutters and cast-iron downpipes. Soil pipes are located to the rear of the property and are generally cast iron. The soil pipes serve the various bathrooms and kitchens for the individual flats at the different floor levels.

- 2.1.5 The existing windows are double glazed PVC-u casement windows to the flats along the external walkways. There are also Georgian style sash windows to the communal window bays and flat windows located away from the external walkways.
- 2.1.6 Access to the flats above ground floor is provided to the rear by concrete staircases access by main entrance doors for each respective staircase core which provide access to the external walkways.
- 2.1.7 The ground floor flats are accessed externally via entrance doors at the rear.
- 2.1.8 Flats can also be accessed via an internal communal entrance to the front.
- 2.1.9 To the front of the block, there are communal landscape areas which are mainly covered in grass.
- 2.1.10 To the rear of the block there is a hard standing area covered in tarmac and various landscape areas. There are also play areas for the children of the estate.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include any necessary remedial works, replacement and installation of covering to the canopy structure to the top floor walkways to Kenbrook House. The contractor is to supply & install a Twinfix 2mm Solid Aluminium roof system in a grey powder coated finish. The 2mm pressed aluminium is extruded to BS 1474 and the polyester powder coating meets BS 6496. The Aluminium is non-combustible.

3.2 Use

- 3.2.1 The property is a large residential block containing 95 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 and it is not 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 that the canopy covering will be a Twinfix 2mm Solid Aluminium roof system and be keeping with the area.

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 remediate, replace and install a new covering to the existing canopy system with a Twinfix 2mm Solid Aluminium roof system in a grey powder coated finish. The 2mm pressed aluminium is extruded to BS 1474 and the polyester powder coating meets BS 6496.
- 5.2 The replacement of the canopy will have a positive impact on the residents of this property, providing substantial improvements to rainwater reduction to the communal walkways, ease of use and long-term maintenance. Replacement of the canopy system will be in accordance with the current Building Regulations and tested to European standards; Class 1 to BS 1474 and BS 6496.
- 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.