

Design and Access Statement

APPLICATION FOR LOWER GROUND FLOOR FRONT WINDOW REPLACEMENTS AND MINOR FACADE ALTERATION

Lower Ground Floor
42C Parkhill Road
London
NW3 2YP

Introduction

This statement has been prepared in support of a planning application for Lower Ground Floor, 42C Parkhill Road. Planning permission is sought to replace the windows in the Front Bay of the lower ground floor to restore previously in-filled front single side windows with double glazed timber windows and also to replace the existing front single glazed main bay window with double glazed timber french doors.

The proposals and changes to the existing structure have been noted in this document and the attached drawings and site photos. It is felt that the proposed scheme would have a positive contribution to users of the building and to the surrounding context.

The Design Component

At the front of the lower ground floor flat, it is proposed to replace the fenestration of the Bay windows: installing new timber windows in the side bays will replace the current white plaster in-fills restoring the original look and character of the Bay glazing. Additionally, timber French Doors will replace the existing central bay window, echoing design elements of the new side bay windows. These new design components are consistent with the period of the host building and harmonious with the glazing above it in the front bay of the host building.

Amount

In the Font Bay the new windows are entirely in tune with the existing scale of the front bay, restoring glazing in the stead of the white plaster in-fills to the sides of the bay. French doors replacing the existing front Bay window offer more glazing due to their greater height but are in keeping with the overall scale of the existing front elevation.

Layout

The alterations to upgrade existing windows on the front elevation of the building would have no effect on open space or routes (private and public).

Scale

In the Front Bay the replacement windows will be in keeping with the existing scale and design with those they replace. Although French Doors will offer more glazing than the window they replace it is in keeping with the tall window of the ground floor bay above it.

Landscaping

Landscaping within the cartilage of the property would remain as is.

Appearance

All changes to upgrade the existing windows to double glazed doors would be executed in a way that would match the style and scale of the windows on the upper floors of the existing property and the conservation style windows. The changes designed to emphasise the symmetry and verticality of the front elevation and it is not considered to harm the appearance of the host building

The Access Component

The front elevation proposal, although introducing a set of french doors to the Bay, would not materially affect access as there is no access into the front lightwell in which the bay is situated. Entrance into and out of the site would therefore effectively remain the same. Thus the access that emergency vehicles and private transport have to the site would not be affected.