

**Kane Offices**

**1 Rosebery Avenue & 10C Warner Street**

**Design & Access Statement**

**1.0 Introduction**

Planning permission is sought for the replacement of poorly performing existing windows and doors with new like for like thermally broken units, and also the reinstatement of two bricked up window openings on the rear elevations.

**2.0 Location and existing building**

The property is located in the lower ground floors of Rosebery Square West which was built in 1890. The front elevation is finished with yellow stock bricks and painted stucco detailing. The rear and side elevations are also constructed from stock bricks. The building is not listed. The building is located in the Hatton Garden Conservation Area.

**3.0 Layout & Access**

The layout and access to the building is not being changed

**4.0 Massing**

The massing is not being changed

**5.0 Appearance**

The applicant wishes to deliver a project of the highest possible quality that will make a positive contribution to the appearance of the building, harmonizing with the surrounding area and providing much improved thermal acoustic and air tightness performance. The new window and door units will be double glazed with thermally broken aluminium frames that are PPC coated grey to match the existing. The proposed window and door system is Aluprof MB-79N



U<sub>w</sub> from 0.64 W/(m<sup>2</sup>K)

**ALUPROF**  
ALUMINIUM SYSTEMS