

## **04 Design And Access Statement**

### **Description of the existing property or site**

This site is located within the Regents Park Conservation Area which was originally designated in 1969. The property is flat fronted traditionally built property located in one of the streets parallel to the Outer Circle around Regents Park. Albany Street is also listed as the A4201 and is a fairly busy main road running North South between Primrose Hill and Euston Road, respectively. The nearest underground station is Great Portland Street. 69 Albany Street is a Grade II listed building within the Regents Park Conservation area. It was originally built as a single family dwelling, arranged over four main storeys. The building itself suffered significant damage in the war and was partly re-built. Moreover a series of internal modifications spread over many years have resulted in many if not most of the internal features being removed over the years. This application concerns Flat C, which includes the upper two floors. The property is of traditional construction with brick walls, a felt covered roof and timber floors.

### **Description of the appearance of the proposed development for example, what materials and architectural styles will be used**

We are seeking to fit the Slimline Series 45 from Selectaglaze (see product brochure attached).

### **Explanation of the design principles and concepts behind the proposed development, how the local context has influenced the overall design, and how the historical and architectural importance of the listed building has been considered when designing the development. In particular its physical features and setting.**

Secondary glazing has already been fitted to all windows on the front elevation by the owner before the owner who I bought the property from. It is known when that was done exactly but it was more than 5 years ago as the previous owner bought the property in 2020. The model fitted on the front elevation is the Slimline Series 45 from Selectaglaze, which is why we are seeking to fit the exact same model for consistency, and because we know this model suits the property well in terms of style.

It is our understanding that fitting double glazing is not yet seen favourably in our Grade II listed block of flats, which is why secondary glazing is being requested instead.

### **Description of the intended use of the proposed development**

The intended use of the property remains the same.

### **Description of the layout of the proposed development**

The layout of the property remains the same.

### **The scale of the proposed development**

Fitting a secondary glazing on a single window.

### **Description of how public/private spaces will be landscaped in the proposed development**

Not applicable.

**Details of the proposed access to the development site. How equal and convenient vehicle and disabled access to buildings, spaces and public transport is ensured and maintained.**

Not applicable.