

## **DESIGN & ACCESS STATEMENT**

**1 Edis Street, London NW1 8LG**

### **1.0 The Site**

The property is located on the corner of Chalcott Road and Edis Street. The property is not listed although it is within the Primrose Hill Conservation Area.

### **2.0 Use**

#### **The Building**

The building has planning permission to become a single family house. (Ref. 2012/6650/P)

#### **The Proposal**

The proposal is to replace the existing sliding and folding doors on the Chalcott Road Elevation and re-instate the former original traditional timber framed sash windows that existed pre 2001.

It is worth noting that the existing sliding and folding doors on the Chalcott Road Elevation were refused planning permission and then granted following an appeal in May 2001. (Ref PEX0000681). At the time there were concerns raised about the resultant increase in noise and disturbance to the local area as a result of customers congregating outside the premises. For this reason it was permitted that the doors should only be opened between the times of 1000hrs and 1800hrs daily and shut at all other times. Now that the property has been granted change of use to a single family house there is no longer a need to have direct access and/ or use of the pavement via these doors.

This proposal seeks permission to revert back to a traditional timber sash window to match the others on the building.

### **3.0 Amount**

The proposal is to replace the existing sliding and folding doors on the Chalcott Road Elevation and re-instate the former original traditional timber framed sash windows that existed pre 2001.

### **Existing Floor Areas**

N/A – no change

### **4.0 Layout**

The layout will remain the same. There will still be direct access onto the street from the main entrance door and the door on the corner of Edis Street. The main change would be the loss of direct access onto the pavement on Chalcott Road through the sliding and folding doors following their removal. There will also be no requirement for seating on the Chalcott Road pavement.

### **5.0 Landscaping**

N/A

### **6.0 Appearance**

The proposed new timber framed sash windows will be double glazed and match the others which have been granted permission. (Ref. 2012/6650/P)

## **7.0 Accessibility**

There will continue to be two entrances into the property, one on the corner of Edis and Chalcott Road and the other on Edis Street. The loss of the sliding and folding doors will take away direct access onto the pavement onto the Chalcott Road pavement.

## **8.0 Photos**

Photos of existing elevations on following pages.

March 2013  
Design and Access Statement

**Prepared by A&A Architects**



Chalcott Road Elevation showing doors.

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Sliding and Folding Doors on Chalcott Road.

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