

29/11/12

REV.00

Design and Access Statement

APPLICATION FOR LOWER GROUND FLOOR FACADE ALTERATIONS

**16a Upper Park Road
London
NW3 2UP**

Introduction

This statement has been prepared in support of a planning application for 16a Upper Park Road. Planning permission is sought to increase an existing opening in the rear elevation at the lower ground floor level and minor alterations to the facades involving upgrading all the windows and doors to double glazed sash windows, the replacement of the main door for a new door to match existing, a new wrought iron framed glass canopy over the main door, the removal of one window in the side elevation and the addition of bars in one window in the front elevation to match the window in the property next door. Also in the rear and side elevation some new external lighting will be installed.

The proposals and changes to the existing structure have been noted in this document and the attached drawings. 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

It is proposed to have new double doors to replace an existing window in the rear elevation. The new double doors will match the existing doors in the left hand side of the rear elevation and will create symmetry on the elevation. These new doors will be double glazed white painted in timber. The existing double doors that will be retained in the rear elevation would be upgraded to double glazed doors to match the existing. All of the existing windows on the side and front elevations would be upgraded to double glazed sash windows and would match the style of the sash windows on the upper floors of the property. The new wrought iron framed glass canopy over the main door will be done in a traditional style to match the style of the property.

Amount

The existing window opening in the rear elevation will be increased to have new double glazed doors to match the existing. All retained existing windows and glazed doors would be upgraded to double glazing to match existing. One existing window on the side elevation would be blocked up and made good to match the existing external render. The main entrance door will be replaced for a new one to match the existing door.

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Layout

Alterations on the elevations of the building would have no effect on open space or routes (private and public). No extension is proposed and therefore there would be no change in open space, routes (private and public) or the buildings orientation.

Scale

Due to the scale of the development at lower ground level there would be no increase in overlooking.

Landscaping

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

Appearance

All changes to upgrade the existing windows to double glazed sash windows would be executed in a way that would match the style of the windows on the upper floors of the existing property and the conservation style windows.

The Access Component

Due to the nature of the proposal the access would not be affected in any way. Entrance into and out of the site would remain the same. Thus the access that emergency vehicles and private transport have to the site would not be affected.