

# GORT SCOTT

ARCHITECTURE & URBAN DESIGN

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## 5-6 Redhill Place, 1-3 Redhill Street, London

### DESIGN AND ACCESS STATEMENT



*5 Redhill Place, left, and 6 Redhill Place, right, from the internal courtyard*

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## 1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of a Planning Application for works to 5-6 Redhill Place, at 1-3 Redhill Street, in Regents Park Conservation Area.

This application is in addition to application ref. no. 2011/4696/P, for which planning permission has been achieved, but for which the works have not yet begun.

## 2.0 THE EXISTING PROPERTY

The property currently comprises two houses, which occupy the south-west corner of Redhill Place, 1-3 Redhill Street. The properties at Redhill Place are currently accessed through an arched passageway on Redhill Street with their front doors off the internal courtyard.

House no.5 is our client's existing three-bedroom house, over three floors, which was remodeled internally in 2008. House no.6 (recently purchased by the client) is a smaller two-bedroom house over three floors.

Planning permission has already been achieved to combine 5 and 6 Redhill Place to create a four-bedroom house.

**This application is purely regarding upgrading the windows on house no.6, which face onto the private courtyard, and which are not visible by the public; and for the installation of solar panels onto the South-facing roof.**



6 Redhill Place, elevation onto the internal courtyard



5 Redhill Place, elevation onto the street

## 3.0 DESIGN

The existing entrance door to no.6 Redhill Place and the other five existing windows will be replaced with new windows, with no glazing bars, to allow the maximum amount of natural light for the house.

#### **4.0 APPEARANCE + MATERIALS**

The new double-glazed timber/aluminum combination windows will be of a higher thermal quality than the existing timber windows. Their slimmer window frames, which have no glazing bars, will provide more natural light to the internal rooms.

Externally the window frames will be white, to blend in with the rendered wall.

#### **5.0 LOCAL CONTEXT**

The new windows will not be visible by the public as they only face onto a private courtyard, and will therefore make no impact on the local context.

The solar panels onto the South-facing roof, in consideration of Camden's policy on solar panels, will not protrude more than 20cm above the roof slope (when measured perpendicularly from the external surface of the roof), and the highest part of any equipment will not be higher than the highest part of the roof. There will be up to six panels, and their configuration is to be determined.