

46A ARKRIGHT ROAD LONDON NW3 6BH
DESIGN AND ACCESS STATEMENT
Accompanying the Application for Planning Permission

PROPOSAL

46A Arkright Road is a ground and lower ground floor apartment used as a family residence. There are three additional apartments in the building within this Conservation Area.

The proposed works are intended to provide much needed light into this lower ground floor apartment in two bedrooms and into the hallway which currently receives minimal natural light.

The proposed works include fitting two new windows, replacing two existing windows and fitting a side and top glazed panels to the front door. All the works are proposed on the side elevation at lower ground level.

DESIGN

USE / AMOUNT / LAYOUT/ SCALE/ LANDSCAPING/ ACCESS

The proposed additional windows will not change the existing residential use of the apartment. We do not propose to add volume or extensions to the existing house, nor do we propose changes to the landscaping or the access to the property.

The existing side facade has several windows on all levels. 46A is accessed through a private 800mm wide walkway at lower ground level. There is a party wall between 44 and 46 Arkwright Road. This wall rises to a height of 1430mm on 44 Arkwright Road's side and is 2584mm high on 46 Arkwright Road's side. As in the current situation, only the very top of the proposed windows will be seen from 44 Arkwright Road ground level.

The existing single glazed bedroom windows are proposed to be replaced with double glazed white timber sash windows to match the current size of the existing windows. We propose two additional white timber sash windows which are smaller in size (750mm wide approximately) to the sides of the two replacement windows. There will be some alteration to the rainwater pipe to accommodate one of the windows.

APPEARANCE

The proposed white timber sash windows will match the existing front facade windows of 46A Arkwright Road.

This statement accompanies an Application for Planning Permission. Please read in conjunction with attached drawings and photographs.