

DESIGN & ACCESS STATEMENT

PROPOSED REPLACEMENT SECOND FLOOR WINDOWS 17 REGENT'S PARK ROAD, LONDON NW1 7TL

DESIGN

The site comprises one of a pair of fine semi-detached, four storey houses; each of which has been converted in the past to provide self contained flats. As part of an on-going programme of alteration and improvement my client wishes to build a three storey extension at the rear of his property. This will allow a new bathroom to be installed on the lower ground floor to replace the existing sub-standard facilities, and to the ground and first floor flats to provide an additional bedroom to those flats.

Construction will involve the removal of a medium sized acer, this will be replaced during the landscaping of the front and rear gardens.

The building is situated in a conservation area. Accordingly, the proposed windows will be manufactured in timber, by a specialist joinery company, to match the existing windows to no. 17, and those to the adjacent building. However, the glazing bars have been increased in depth to accommodate sealed double glazed units which will improve thermal insulation; but this will not alter the external appearance. External walls will be rendered and painted to match the existing building; detailing generally will match existing.

ACCESS

There is no existing vehicular access to the site.

Mike Loftis 12th January, 2009