

Design and access statement

**26 Chesterford Gardens
NW3 7DE**

This document is to be read in conjunction with drawings ERS 102,104, 150, 201, 214, 215, 223, 250, 251, 270 and the photosheet.

1. The existing and planning history

The existing properties, ground and basement flat, are part of a semi-detached four storey house divided into flats in 1947.

The building is part of the Redington Froggnal Conservation Area.

A planning application has been granted to convert the two apartments into a single unit, Ref 2010/0273/P.

2. The proposed (design)

The proposed works involve the replacement of the windows of the basement and ground floor with painted timber double glazed units and the replacement of the external doors to basement floor with painted timber doors with double glazed units as per submitted drawings.

It is proposed to match the existing windows and basement door to the rear, in their proportion and in all visible details(including width of frame and rails, beading, sill etc.)

The depth of the frame may increase to accommodate the double glazed unit but it will be fitted so that the increment is taken into the internal space not to alter the proportion of the brickwork reveal. Refer to Drawing 270.

The front basement door is to be altered as per drawing ERS 250. We are of the opinion that the change will have no impact on the conservation area as all details will be matching the existing details and to proportion of the glazed and solid panels are, although altered, still in keeping with the existing.

The rear basement door is to match existing.

3. Access

The proposal does not involve any alteration to the access of the property.