

Design and Access Statement

42 Chester Terrace, Regents Park, London NW1 4ND

Prepared for **Mr & Mrs D Coffe**
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1. Design

1.1 Use

The property is located on Chester Terrace, in a residential area comprising numerous Grade 1 listed buildings. 42 is a semi detached building with a large private garden to the south elevation. The Outer Circle runs adjacent the west elevation of the property with Chester Place to the north.

The applicant wishes to alter the remove an existing window at basement level and replace it with a composite door set comprising double doors with a full height fixed side light. The doors will open onto the existing below ground courtyard.

1.2 Amount

We are acting on behalf of our client, Mr and Mrs Coffey, who are the current occupiers of the property and wish to undertake the works which will cost in the region of £1,500.00.

1.3 Layout and Appearance

The proposed alteration will be below ground level to the south elevation and will not affect the external appearance of the building from the site boundary. The new door opening will be purpose made in timber with bifold opening mechanism.

The design is intended to match the appearance of the single glazed window above the proposed door on the ground floor. It has been necessary to use single glazing due to the width of the door meeting stiles.

The proposed doors will match the adjacent existing window as the glazing bars and frames are of the same size, materials colour and profile.

Ultimately, it is our intention to blend the new door set into the existing elevation without unduly altering the building fabric of this Grade I listed building. Once in place, the doors will have little or no impact on the appearance of the elevation.

1.4 Scale

There are no proposed changes to the footprint or the height of the external elevations of the property.

1.5 Landscaping

There is no proposed change to the landscaping of the property, the courtyard area will remain as existing.

2. Access

2.1 Access During the Works

For works to be undertaken, access can be gained through the entrance doors to the centre of the east elevation. Space for one vehicle will be required to Chester Terrace. Due to the minor nature of the works, the disposal of construction waste can be undertaken daily by the appointed contractors.

None of the exiting access/egress routes throughout the building will be affected by the alterations.

2.2 Access for the Less Able

As an existing private dwelling house it is not considered reasonable to expend additional costs on ensuring level access to the rear courtyard.

2.3 Consultation

Consultation has been undertaken with the current tenants to determine their requirements.