

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. The second floor of no. 17 is presently unoccupied, ready to be refurbished as part of a program of general improvement. The existing second floor windows have deteriorated to a point where they need to be replaced.

The building is situated in a conservation area. Accordingly, the proposed windows have been manufactured in timber, by a specialist joinery company, to match the existing windows on the lower floors, and those on 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.

The existing bathroom window is too small and does not match the other windows. It is proposed to install a new window to match the adjacent landing window which is also set within an arch.

ACCESS

There is no existing vehicular access to the site.

Mike Loftis 12th January, 2009

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