

RD&D^{R&D} Associates

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DESIGN & ACCESS STATEMENT

Site Address: Lower Ground & Raised Ground Maisonette, 30 Daleham Gardens, London NW3 5DD

Date: 8 March 2007

Applicants: Mr & Mrs Paton

Agent: Mr R Fattal
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Proposal: Replacement of existing timber windows and doors to the lower ground and raised ground floor maisonette with new white powder coated double glazed windows/doors. To replace existing window to lower ground floor front bedroom with new white powder coated double glazed door and windows and enlargement of lightwell and installation of stairs to garden.

Design Process – The timber windows and doors which are to be replaced are in poor condition and also suffer from excessive heat loss. Accordingly, the new proposed windows and doors are designed to match the existing in style, but will be double glazed white powder coated aluminium units to comply with Building Regulations. The West Elevation (front elevation) existing lower ground floor window to the bedroom is proposed to be replaced with a door and with the lightwell being enlarged and new stairs constructed to provide emergency access from the bedroom directly to the raised garden area.

Amount – The plans indicate that not all the windows/doors are to be replaced.

Use - The existing use of the flat is residential. This is not affected by the proposals.

Scale - The new windows/doors will be the same size as the existing, apart from the lower ground floor bedroom front window which is proposed to be replaced with a door.

Appearance – The proposals will match the new windows/doors to the style of the existing windows, albeit in white powder coated double glazed units.

Landscaping - The enlarged lightwell and installation of stairs will provide emergency access from the lower ground bedroom to the front garden. There will be minimal impact on the front garden landscaping.

Access - The only access affected by the proposals involves the replacement of the existing front elevation lower ground floor window with a door and enlargement of the lightwell and installation of stairs so as to provide emergency access from the bedroom direct to the front garden.

Deviation from accepted design guidance - We believe that all design features conform with contemporary design criteria.

Rudy Fattal BA MSc DipImp DipSurv MRICS

R D & D ASSOCIATES

On behalf of Mr and Mrs Paton (the Applicants)

8 March 2007

PRINCIPAL: RUDY FATTAL BA(HONS), MSC, DIPIMP, DIPSURV, MRICS



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