

SITE AND OWNERS **Ground and First Floor Flats @ 6 Redington Road.** London NW3 7RG
Mr and Mrs L Haralambous

15.08.2014

Ground and First Floor Flats @ 6 Redington Road.

DESIGN AND ACCESS STATEMENT

The site is at present occupied by a 4 storey Block of Flats, converted from a former Rectory, they comprise Ground Floor flat, First Floor flat, Second Floor flat and Third Floor flat. I would think it was built late in the 1900's It has a wonderful front elevation facing Redington Road and reasonable side elevations, the rear elevation is very plain too many soil stacks and not so interesting.

Over the last thirty or so years windows have been changed at the top floor and ground from wood to Upvc, other rotted windows have been replaced with new timber but leaded lights omitted. The rear side patio at first floor level was extended over the ground floor side bay, the windows blocked up and the first floor patio extended. We wish to reinstate this bay with windows. The third floor Kitchen has been extended to allow for a patio and railings.

Our proposed new Design seeks to address many of these changes. To the Ground and First Floors, we propose to change all UPVC windows back to wood, we propose to add leaded lights that were removed, and reinstate the rear Ground floor Bay Windows by removing part of the patio over these at First Floor level.

Finally we are proposing to extend the ground and basement flats at the rear at all levels, and the Ground Floor at the West side part only.

We will then to update them internally to modern day standards and expectations, by providing better bathroom and kitchen facilities.

We aim to retain all the original features of each flat i.e. fireplaces, cornices, doors, skirting's and architraves, and where damaged replace with matching original.

Both flats will be better served with wet room showers and wide doors to facilitate disabled access.

There are no changes to the parking spaces or waste disposal.

The extension is for 2 storeys at the rear and full width of House, there will be little reduction in public space at the rear as it is at present used as a patio and meter/service rooms at the rear of the property.

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The garden will remain mainly grassed with trees as existing.

We propose to mimic all the details of the existing un-touched property, brickwork facades in yellow London Stocks Gauged soldier arches in bricks as existing, windows to be wood vertical hung sashes, leaded lights where previously removed will be reinstated, all existing UPVc windows replaced with wood as originals.

Our aim is to restore the building to its original splendour, and tidy up elevations that have been altered un-sympathetically previously. Redington Road as can be seen has been much developed over recent years with houses being pulled down new ones built and others vastly extended, to upgrade facilities and provide new standards of comfort (No 8 is a good example as is The Cottage which is on the original site and rebuilt and vastly extended)

Access to the site is ample with a lot of off street parking and disabled access.

G.Pallaris