

Brod Wight

ARCHITECTS

FLAT 3 - 37A REDINGTON ROAD
HAMPSTEAD - LONDON NW3 7QY

NEW FRENCH DOORS TO KITCHEN

PLANNING, DESIGN AND ACCESS STATEMENT

November 2014

1. SUMMARY

- 1.1 This planning application is for the replacement of two box sash windows on the rear (west) elevation with french doors and a juliette-type balustrade - for Flat 3.

2. PLANNING AND DESIGN STATEMENT

- 2.1 The building was given planning permission in 2004 - reference 2004/0330/P - and was constructed in 2005/2006.

Flat 3 has a small balcony (3.3m x 2.1m) as its only exterior space, and this proposal is to replace two windows in the kitchen with inward-opening french doors - to create a virtual exterior space in the kitchen - also to improve daylight in this area.

- 2.2 The new french doors will be in timber construction, identical to other french doors in the building - double-glazed and draughtproofed - painted white to match.

The new balustrade will be in welded steel sections, identical to other balustrades in the building - painted black to match

- 2.3 The vertical tile cladding will be reinstated under the new french doors with new cast stone cills.

- 2.4 Supporting information for the planning application comprises:

2.4.1 Drawings

1042/AP1/01	Flat 3 plan - existing and proposed	1:50
1042/AP1/02	Elevations - existing	1:50 and 1:100
1042/AP1/03	Elevations - proposed	1:50 and 1:100
1005/AP1/LP	Site plan and OS location plan	1:250 and 1:1250

2.4.2 Photographs

Two photographs showing view from Oakhill Avenue - part of this Statement.

2.4.3 Statement

This Planning and Design & Access Statement.

New french doors to kitchen

3. **ACCESS**

- 3.1 The building was designed and constructed in full compliance with Building Regulations Part M including level thresholds and lift access. The proposal for the new velux conservation rooflight does not affect any of the existing access arrangements.

4. **PHOTOGRAPHS**



1. View from Oakhill Avenue
looking north



2. View from Oakhill Avenue
looking east - no changes
proposed

BROD WIGHT ARCHITECTS

75 Haverstock Hill
London NW3 4SL

telephone: 020-7722 0810
fax: 020- 7722 0939

e-mail: office@brodwight.co.uk
website: www.brodwight.co.uk

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