

SITE AND OWNER S

Gee Gurol and Peter Rice Falts 3 and 4 at 6 Redington Road. London NW3 7RG

29.10.2014

DESIGN AND ACCESS STATEMENT

The site is at present occupied by a 4 storey block of Flats previously converted from a former Rectory, comprising 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 facade and nice sides the back is very plain and not very interesting, a bit ugly.

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. 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. We propose to change all UPVC windows back to wood, we propose to add leaded lights were removed, and reinstate the rear windows .. Improve the third floor is high level window. Remove the third floor Patio. Finally we are proposing to extend all the flats at the rear onto the extension which will soon be built at ground and first floor levels.

We will then update the 2 flat to modern day standards and expectations, by providing better bathroom and kitchen facilities.

We would like to add a lift externally to serve flats 3 and 4 to better assist Disabled people. The extension is a reduced width of the rear to line through with the extensions proposed below. The lift at the side is full height to allow service to the 2 nd and 3 rd floor flats

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

The extension is full height and narrower than the width of the house at the rear. 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.

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 wood vertical hung

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sashes, leaded lights were previously removed, all existing UPVc windows replaced with wood as originals. The new roof areas will be second hand clay tiles to match existing.

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)

Access to the site is ample with a lot of off street parking and disabled access, which will be vastly improved with the addition of a lift to serve the top two floors.

G.Pallaris