Design and Access Statement

56 Regents Park Road, London NW1 7SX

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This design and access statement accompanies a planning application for external repair work to a semi-detached house divided into 3 self-contained flats. The house is located in a conservation area but is not listed.

Proposed work

- 1. Replacement of 2 x sash windows and 2 pairs French windows that have deteriorated beyond practical repair with timber windows of identical pattern. This will cause no change in external appearance.
- 2. Replacement of defective cement render on the front and side elevations with a lime-based render. The cracked cement render, probably applied in the 1970s, is trapping water and causing problems with damp. The lime-based render will be permeable and allow the walls to 'breathe'.

Mouldings and elements of decorative ironwork that are currently missing will be re-instated by closely matching original details from nearby houses, especially numbers 54 (next door) and 38 (best preserved front elevation).

The main elements to be re-instated are illustrated in the following photographs:



Figure 1: (Existing) Main bay of 56 was rendered flat with sections of pre-cast moulding applied to the surface. Decorative cast iron panel is missing from second floor window sill



Figure 2: (Proposed) Number 38 shows the original treatment, with the arch in relief and a corbel supporting the second floor window sill, which carries a decorative cast iron panel



 $\textit{Figure 3: (Existing) All decorative elements have been lost from the raised ground floor window \textit{sill of } 56$



Figure 4: (Proposed) Decorative iron work and supporting corbels on 38 appear to be original



Figure 5: (Existing) Corbels in the entrance porch of 56 are very different from the originals

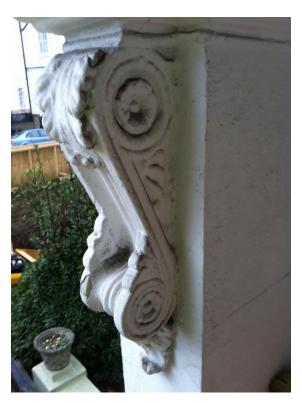


Figure 6: (Proposed) Corbels in the entrance porch of 54 look to be original. Those in the porches of 36 and 38 are very similar but appear to be relatively modern replacements