

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



Figure 3: (Existing) All decorative elements have been lost from the raised ground floor window 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