

Design and Access Statement

62a Oakley Square, Kingscross

To be read in conjunction with the Heritage Statement

Use

Formally comprising of one dwelling, the property has been subdivided into five separate apartments. The current use of the basement is a single residential unit with a separate access to the front lightwell.

Amount

The proposed work will be comprise of replacement of the front window, rear door and rear bathroom window. The the existing front window which is a crittal frame and it is thought that during the time of the replacement, the opening has been enlarged. The proposed therefore seeks to reduced the opening, back to the original proportions, please see proposed front window drawing 384(0)003.

To the rear of the property, the original doors have been replaced with a UPVC double glazed unit. Please see drawing no. 384(0)005. The bathroom window, located in the rear range, at the same time has been replaced with UPVC, we seek to replace this window with a timber casement, see drawing no. 384(0)004.

Layout

The layout of the existing building will be unaffected.

Scale

The scale of the existing building will be unaffected.

Landscaping

The landscaping of the existing will be unaffected.

Appearance

The existing windows along Oakley Square front façade have been replaced with a mixture of window types and there are few examples of what is thought to be original surviving windows. The proposal therefore seeks to restore the original window in the original design and appearance, taking reference from the surviving windows.

The proposed single glazing and have vertical sash bars to match the existing. It is thought that the ground floor front window (in separate ownership) is original with the centre panel being replaced a horizontal sash bar removed.

To the rear of the property, the rear double door and bathroom window have been replaced with UPVC.

Summary

The application therefore seeks to remove the unauthorised additions of the UPVC units and restore the original windows and door back the property. The front window opening will be reduced and the existing crittal framed window will be replaced. Fenestration and detailing will duplicate the original.

The existing UPVC door to the rear will be replaced with a timber double door with single glazing and glazing bars.

The existing UPVC bathroom window to the bathroom is to be replaced with a traditional timber casement.