

**APPLICATION 2018/2225/P**  
DESIGN STATEMENT  
PROPOSED CASEMENT DOORS TO FRONT LIGHTWELL  
March 2019

**6 ALBERT TERRACE, LONDON NW1 7SU**



**Prepared by**

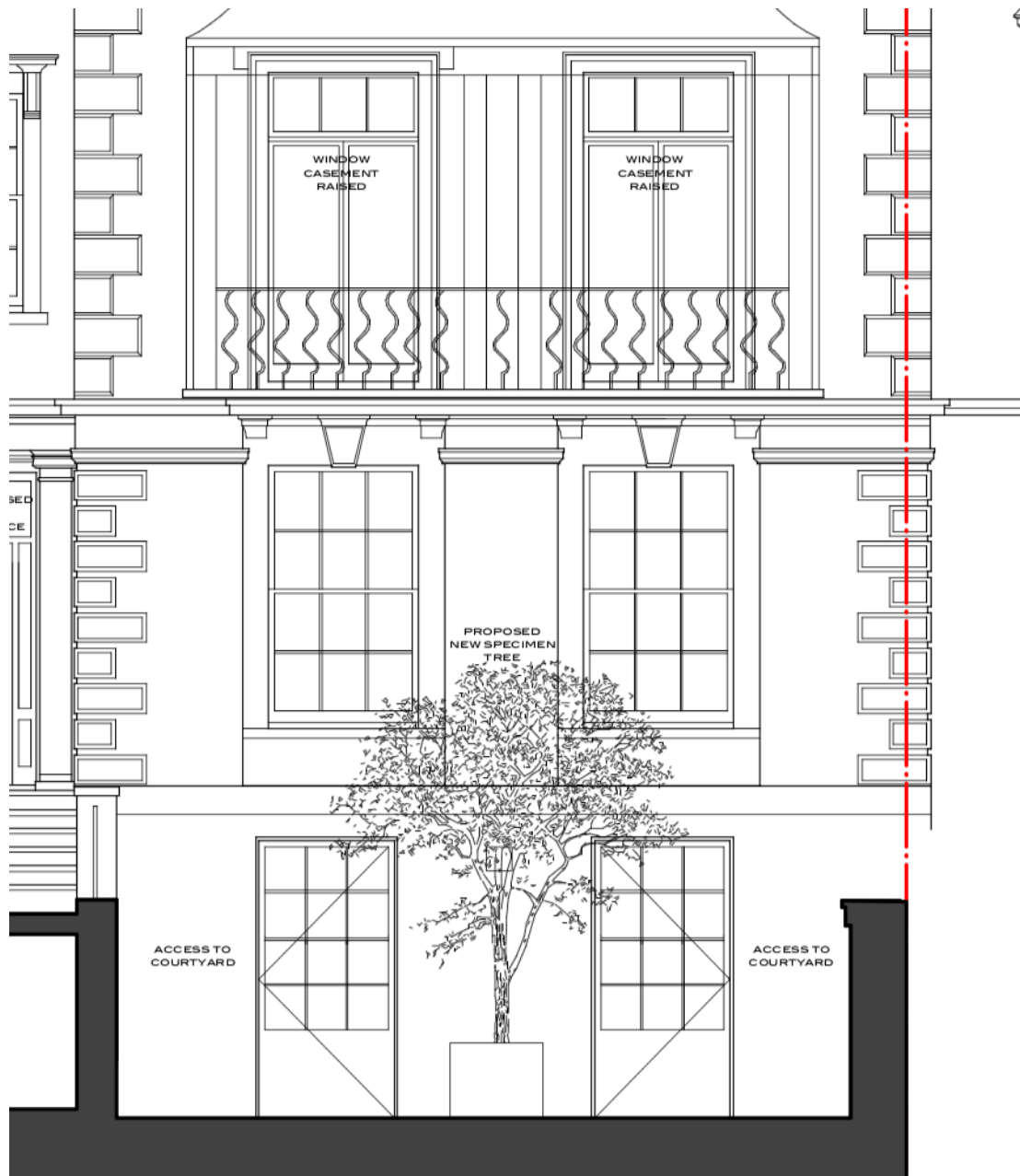
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**on Behalf of**

Mark Golinsky

## 1.0 CURRENT PROPOSAL IN THE DRAFT CONSENT



## 2.0 REVIEW

On a detailed review a number of issues have arisen with the current design which are problematic:

1. The existing reveal is 1.34m wide! (ie very wide for a single door).
2. The proposed doors would be so wide that they could not be easily operated by members of the family.



3. The door swings internally would also require a large amount of space in which to operate therefore seriously restricting the use of the adjacent room.
4. The size of the doors would likely prohibit regular use of the lightwell (as additional amenity) which was the driving force behind the proposal for casement access.

### **3.0 DESIGN SOLUTION**

I then wondered how the proposal be treated in order to avoid the above issues but at the same time ensuring that a solid lower panel, as advised by the Catherine Bond, could be retained. The answer was really staring me in the face as this was a problem that the existing building fenestration has already addressed. It has been resolved in two ways so there are two options available as follows:



### Option 1

In the front facade, at first floor level, there are casement double doors which have the thin glazing bars removed but retain a 3 panel fixed top light. Pictured below



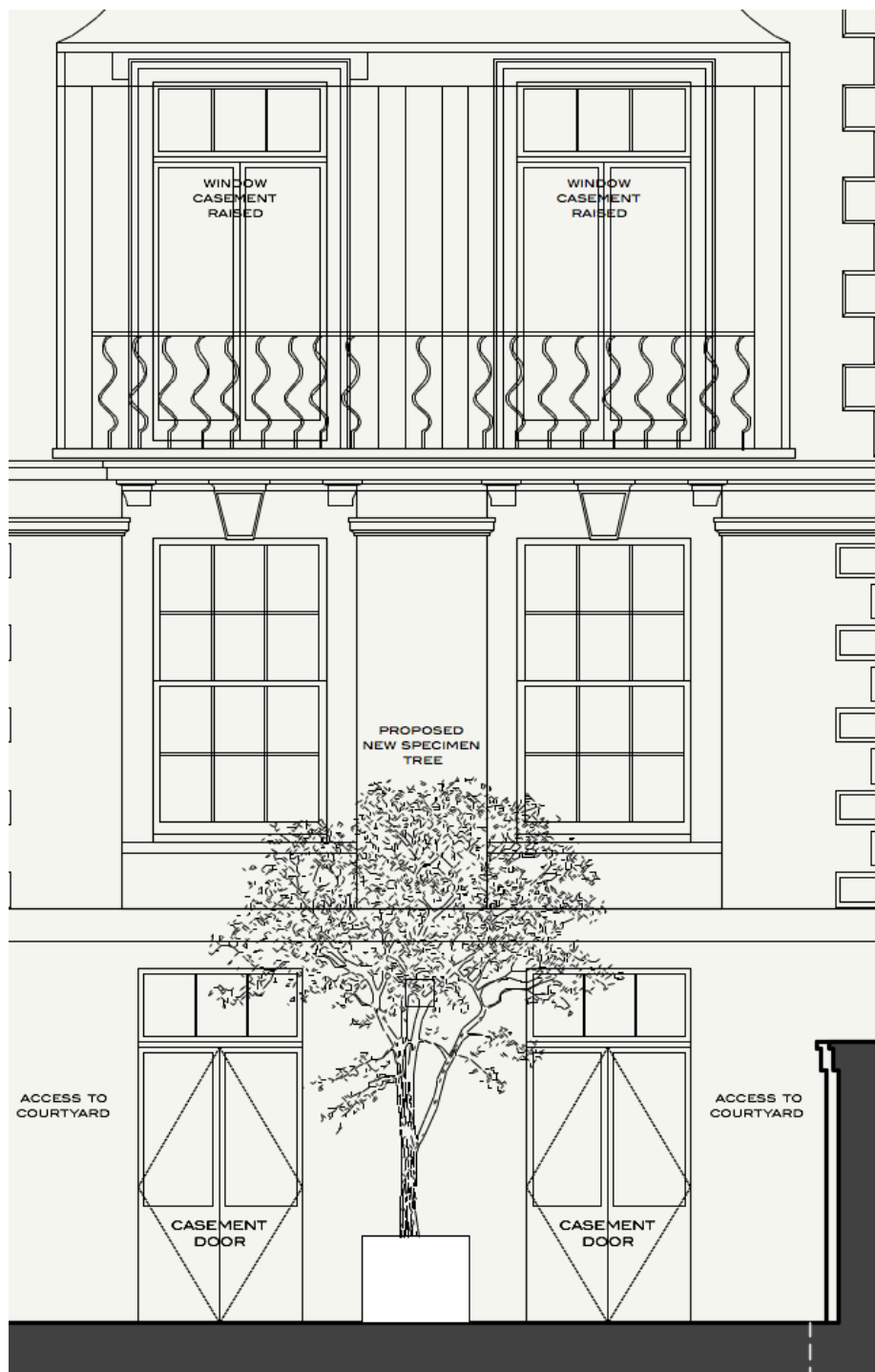
### Option 2

In the rear facade at lower ground floor (at the other end of the room to the problematic casements) there are casement double doors which retain small glazing bars with a two panel arrangement in each door and with a fixed light over. The doors also have a solid lower section. Pictured below



I believe that both options would work however our preferred option would be to 'borrow' the casement design in the front facade at first floor level (Option 1). As mentioned in the original application the doors cannot be easily seen from the road and only the very top section might be seen if someone stood on the low boundary wall - a fixed top window in the design may therefore also be useful in giving the impression that the hidden fenestration below is a window and not a door. I have drawn both for your consideration.

Option 1



Option 2

