

DESIGN & ACCESS STATEMENT

PROPOSED COVERING OF THE EXISTING FRONT LIGHTWELL, NEW ALUMINIUM WINDOWS AND NEW TIMBER FRONT DOORS AND A NEW BIN STORE/CUPBOARD AND WIDENING OF THE EXISTING ROOF MANSARD AT 3 PERRINS COURT NW3 1QS

Works

The proposals is to create an enclosed lightwell with replacement aluminium sliding sash windows and a new front doors. There will also be a new bin store to avoid the unsightly rubbish bins. The existing mansard roof will be widened. Access to the property will match existing. All materials to match existing.

Layout

The layout will remain the same with only the existing roof enclosure being widened.

Scale

The changes will not visually affect the size or scale of the existing property.

The new double glazed vertical sliding sash windows and new timber door will be sympathetic to the front elevation all to match existing and being designed as closely as possible to Camden Councils Planning guidance

Landscaping

There are no requirements for additional external landscaping save for repaving the front.

Appearance

Externally, the alterations to the property are minimal and have been limited to the formation of a bin store which will remove from view the unsightly bins. The widening of the existing mansard will be more in keeping with the area.

Use

The property will be for the sole use of the current occupiers.

Access

To match existing.

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