

RD&DRD Associates
CHARTERED SURVEYORS

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PRINCIPAL: RUDY FATTAL MRICS, VRS, BA(HONS), MSC, DIPIMP, DIPSURV

DESIGN & ACCESS STATEMENT

Site Address: Flat 71, Westfield, 15 Kidderpore Avenue, London NW3 7SG

Date: 6 June 2022

Applicant: Mr Amnon Lion

Agent: Mr R Fattal
RD&D Associates
22 Norrice Lea
London N2 0RE

Tel: [REDACTED] / [REDACTED]
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(A) Proposal:

Replacement of existing side elevation window with two new windows.

(B) Design Process:

The development was constructed in the year 2000 with red brick elevations and tiled pitched roof. The elevations have considerable variety with three storey bay windows, French doors and railings and windows. There are balconies/roof terraces at various levels.

Number 71 Westfield, 15 Kidderpore Avenue, London NW3 7SG is constructed on two floors (third and fourth floors) of the building. At third floor level there is a roof terrace between fourth floor building on one side and a higher building on the other side. There are parapet walls to the front and rear of the roof terrace. Therefore the elevation where the work is to be carried out is enclosed at the sides and is mostly not visible.

The proposed two new windows will match the look, design and finish of the existing window which they are replacing, and are designed to provide additional natural light to the internal staircase. Due to the fact that the location of the windows is secluded, there is no risk of interfering with privacy to or from any of the neighbours.

(C) Amount and Scale:

The two new windows will be 2.7m x 1.8m (at third floor level) and 2.7m x 0.6m (at fourth floor level) and will be proportionate and in keeping with the windows generally at the development.

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VALUATIONS - SURVEYS - DILAPIDATIONS - CAD DRAWINGS - PARTY WALLS - RATING - LEASE EXTENSIONS - ENFRANCHISEMENT - RENT REVIEWS



LEASE RENEWALS - LANDLORD & TENANT - PLANNING - PROPERTY MANAGEMENT - PROJECT MANAGEMENT - BOUNDARY DISPUTES - CONSULTANCY

(D) Use:

The existing property comprises a self-contained maisonette flat on two floors and is solely in residential use. There is no proposed change to the use.

(E) Appearance:

The replacement windows will match the existing window which they are replacing in materials, design, finish and colour.

(F) Landscaping:

The works do not involve or affect any landscaping.

(G) Access:

The proposed work does not interfere with any access to or from the property and enhances safety.

(H) Deviation from accepted design guidance:

We believe that all design features conform with contemporary design criteria.



Rudy Fattal MRICS, BA(HONS), MSC, DIPIMP, DIPSURV
RD&D ASSOCIATES
On behalf of the applicant, Mr Amnon Lion

6 June 2022