

DESIGN AND ACCESS STATEMENT

for

First Floor Flat, 52B Shenley Road, SE5 8NN, London

Addition of roof windows to rear pitched roof and replacement of casement windows & door of first floor flat

This design and access statement has been prepared in support to making a full planning application for carrying out alterations to Flat B, 52 Shenley Road, SE5 8NN, London.

Site Analysis

- Planning application is submitted to install up to 2 roof windows into existing tiled pitched roof at rear of the property, which serves as the kitchen to allow greater light into this section of the property.
- Proposal also includes replacement of existing white upvc double glazed casement windows on the side elevation and rear wooden timber door with similar style units.
- 52 Shenley Road is a three storey mid terrace house previously converted into 2 self contained flats
- Adjacent properties are of a similar style and appearance and several have had windows recently replaced with upvc units
- At present windows on the side elevation are double glazed upvc casement style and door at rear elevation is a single glazed timber style

Design Process

- The proposed works will not require any alterations to existing access to the property.
- As part of installing the 2 roof windows the proposal is to install appropriate insulation to the pitched roof, to improve heat retention and energy efficiency of the property.
- The design style for the proposed replacement windows and doors has been chosen to retain the same materials and style that are currently in situ. Which will help to keep future maintenance costs to a minimum.

Pitched roof windows

- The proposal is for the installation of up to 2 velux style centre pivot triple glazed roof window units (GGL MK08), with flashings to match the style and colour of the existing tiled roof.

Side elevation windows

- The proposed replacement windows are to be white upvc double glazed top hung and top light to maintain the existing style and material construction.

Rear door

- Rear glazed timber door to be replaced in a similar style of timber construction.