

55 Park Lane. London W1K 1PY

Replacement of existing conservatories on South Street
outside Flat 125 at sixth floor level



DESIGN and ACCESS STATEMENT

February 2021

Introduction



There are four existing conservatories located on a terrace at sixth floor level overlooking South Street outside Flat 125. They are constructed of white polyester powder coated aluminium frames with clear double glazing and glass rooves.

We propose to replace the conservatories to match the recently installed steel framed windows throughout the building.

Two new conservatories are proposed which will complete the run of conservatories on the projected façade with deeper terrace, aligned with the dormer windows above.

Full Planning Permission and Conservation Area Consent was granted in 2016 for a similar scheme. 16/08299/FULL.

1. Appearance



The appearance of the proposed conservatories will be influenced by the dormers above and the new window frames in design, materials and colour which will be a significant improvement on the existing large section aluminium frames. We have introduced a steel frame to each conservatory unit, painted grey to match the dormer frames. The white painted steel glazing frames will match the windows above and below. The frameless glass links, three in total, will be supported by the conservatory frames with clear silicone joints at the eaves.



THE PROPOSED ELEVATION

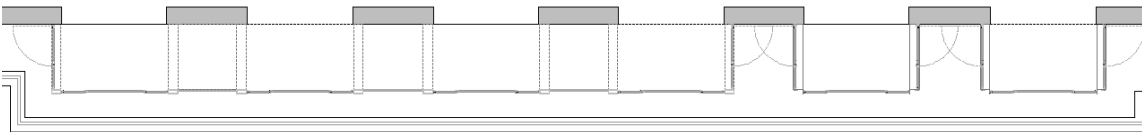


The new conservatories will have glass rooves inside a grey steel frame. The four units on the left will be connected with frameless glass links. The two units on the right will not be linked as they are outside bedrooms.



The conservatories will be set back from the face of the parapet by 500mm.

2. Layout



Four conservatory units on the left, outside reception rooms, each measuring 2.6m long x 1.4m wide, will be connected by frameless glass links. Two conservatories on the right will be independent as they are outside bedrooms.

3. Amount

The proposal will create additional internal floor area of 12.2M² in Flat 125.

4. Scale

The scale of the proposed conservatories will not differ significantly from the existing and will remain inside the line of the dormer windows above, as shown on the section drawing.

5. Landscaping

There is no landscaping proposed.

6. Access

Access to the site will not be altered in any way by this proposal.

