Design & Access Statement

Wall and windows replacement,

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DESIGN AND ACCESS STATEMENT

PROJECT: Works to be carried out at the lower ground floor level, rear elevation ONLY.

Replacement of the existing timber wall and associated windows with a new brick wall matching the existing brickwork together with 2 new sash windows matching the floors above.

This statement has been prepared on behalf of Mr Twomey in support of the Planning Application for the replacement of existing timber wall and associated windows with a new brick wall matching the existing brickwork together with 2 new sash windows matching the floors above. This document should be read in conjunction with the drawings attached.

1. ACCESS:

1.1 The access to the Lower Ground Floor flat is maintained and unaltered. This application, is solely concerned with the replacement of an existing wall and associated windows at the rear elevation of the building.

2. DESIGN:

2.1 The proposal is to remove the existing timber wall and the associated windows at the rear elevation facing Turpentine Lane. The current look reminds a garage door that no longer exists. The fenestration arrangement will match the floors above and creating a visual coherence to the overall design and colour of the windows. Please see drawings attached for details. The existing wall and windows are very unattractive and are substantial eye sore within the property. Specifically the "garage door type Wall" no longer serves the purpose for which it was created years ago.

3. CONCLUSION:

The existing wall and windows make a negligible contribution to the street-scene. The proposal will significantly improve the appearance and the architectural character of the building. Our proposal aims to provide a better quality of life for the inhabitants of the flat, increasing the daylight and sunlight levels, specifically in the rooms where the windows are located.