

Planning, Design & Access Statement

164 Westbourne Park Rd, London W11 1BT

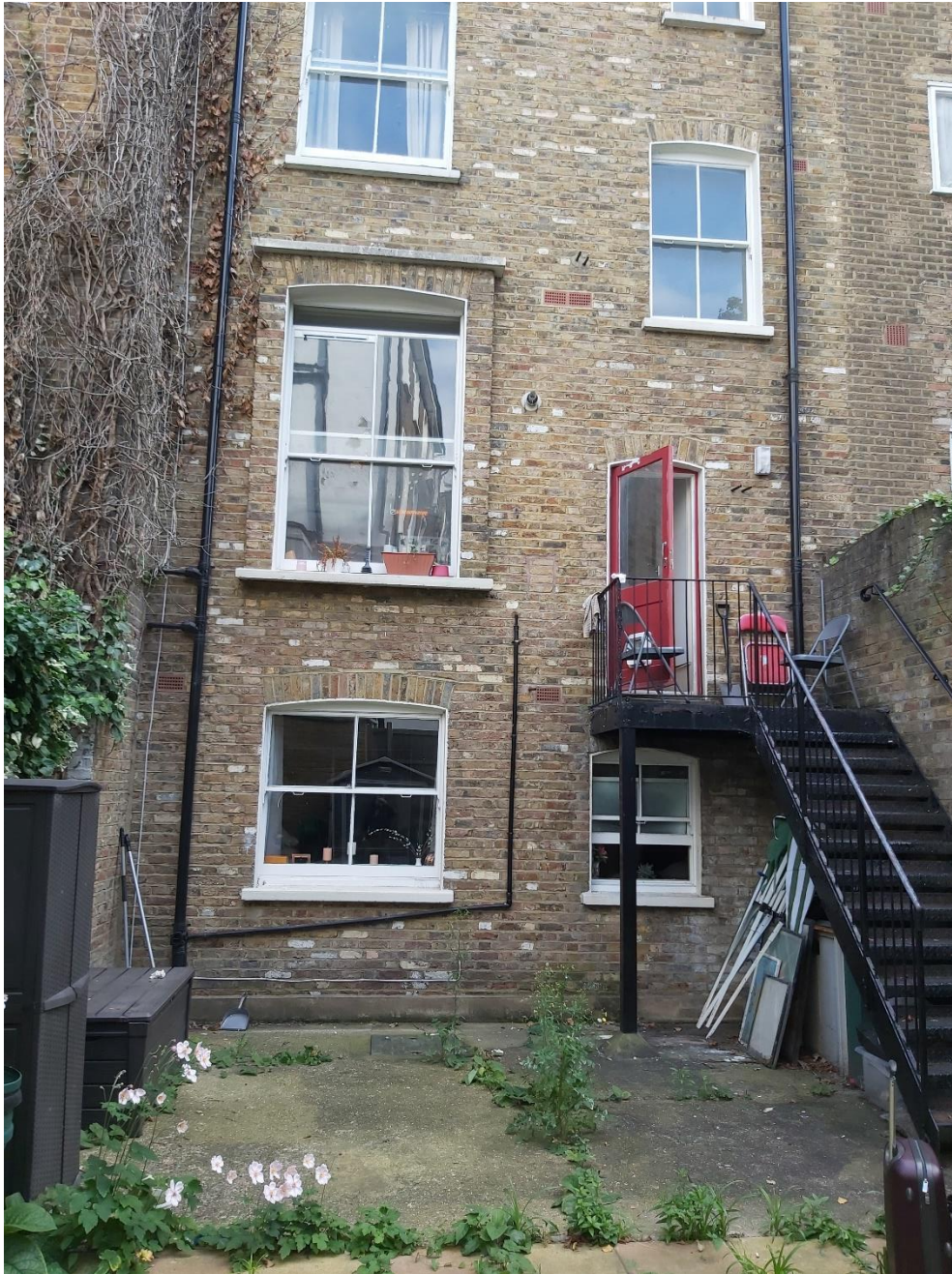


Fig. 1 Photograph showing RHS Basement window to be replaced

Background:

The application follows the recommendation of an Occupational Therapist on behalf of Westminster City Council for the provision of rear garden access from the flat, directly from basement level, for the applicant who lives at the above property in Flat A. The property is not listed and it is situated in the Aldridge Rd Villas and Leamington Rd Villas conservation area.

Proposal:

The proposal is to remove the existing white painted timber sash window and replace with either a white painted timber or white uPVC framed double door set, removing the sill and bricks below, but otherwise keeping the existing structural opening, with brick arched lintel, intact.

The Local Authority is requested to take account of the special circumstances of the applicant relating to disabled access requirements.

Conclusion:

The proposal to install the rear double doors is in accordance with inclusive and universal design, for the purposes of enabling ease of garden access for recreational/amenity purposes for the applicant, whilst the design has been proposed to be subordinate to the appearance of the original building and entrance, to ensure that the character of the area and the amenity of its occupants is not compromised.

On this basis, the Authority is respectfully requested to approve the application.

Sincerely, John Quinn, Architect, on behalf of Westminster HIA.