

221 WATLING STREET, RADLETT, WD7 7AJ

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DESIGN & ACCESS STATEMENT



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## 221 WATLING STREET, RADLETT, WD7 7AJ

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### Context

This design statement has been prepared to support a Full Planning Application for 221 Watling Street, Radlett. The building is not Listed but is within a Conservation Area.

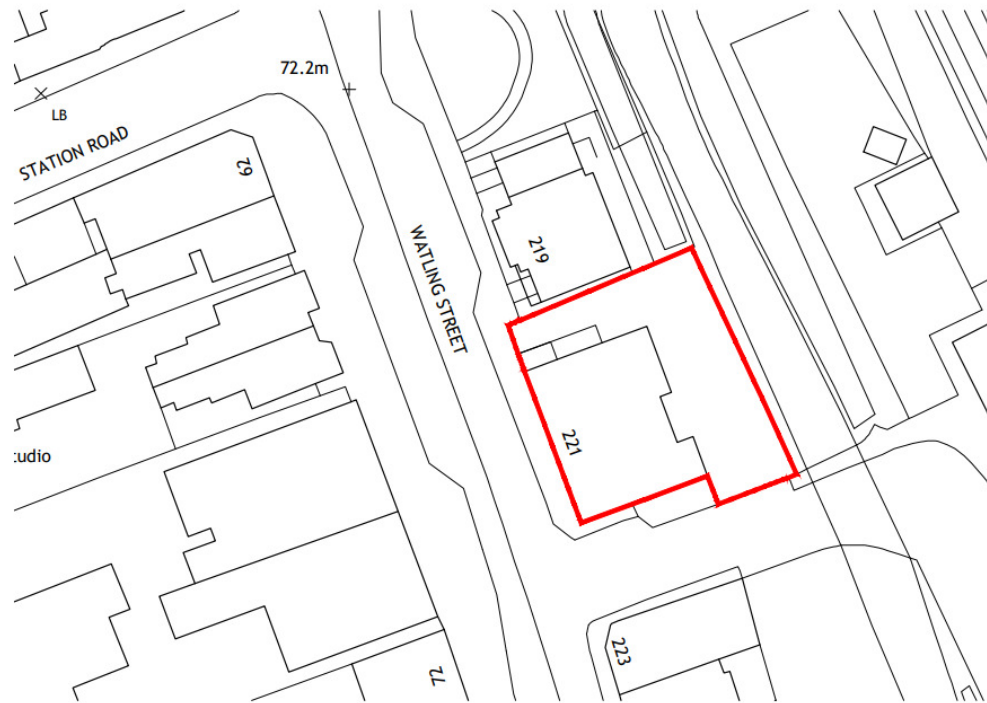
The building was formally a branch of Barclays Bank. In June 2023 a Planning Application 23/0513/FUL was approved for the 'removal of existing external signage and ATM and infill to match existing brickwork'. The ATM had replaced an original 6 pane window, a similar window is still present at the opposite end of the front elevation at Ground Floor. The ATM has since been removed and the opening has been infilled.

The proposal is for the reintroduction of a 6 pane window to match the style and proportion of the existing 6 pane window, whilst also adjusting the surrounding brickwork and decorative soldier course to replicate it's style. The existing aluminium entrance door and side panels on the front elevation, would be replaced with timber glazed side panels and timber entrance door. The entrance door would be a single leaf door, but reflect the style of the original 2 door design.

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### Context



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Site Location Plan(not to scale)

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Site Photos



1. Front Elevation – Ground Floor 6 pane window.



2. Front Elevation – recessed infill brickwork

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Site Photos



3. Front Elevation – Entrance door & glazed side panels



4. Front Elevation – Entrance door & glazed side panels

## 221 WATLING STREET, RADLETT, WD7 7AJ

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### Design

#### New Front Entrance Door

The original front entrance consisted of 2 timber panel doors with a fixed glazed window above (see historic photo below). The proposal is to replace the existing aluminium door and glazed side panels, with a single timber door and glazed side panels which will be painted black. A wider single door will retain the existing widths required for access under current Building Regulations. The new door will reflect the style of the original 2 door design.



Historic photo

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### Design

#### New 6 pane window

There is currently an infill section of brickwork which is set back from the external wall line, which dates from when the ATM machine was installed. In line with this is the infill section of brickwork added when the ATM machine was removed.

The proposal is to remove the existing infill area of brickwork and reinstate a 6 pane window to match the style and proportion of the existing on the opposite side of the front elevation. The surrounding brickwork would be reconstructed flush with the existing external wall, and the decorative brick detail and soldier course of the existing window replicated. A stone cill would be incorporated to match the other Ground Floor windows.



Proposed Front Elevation(not to scale)



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## Conclusion

The proposed reinstatement of the 6 pane window and changes to the surrounding brickwork will improve the overall appearance of the Front Elevation and return it closer to the original design. Likewise, the proposed changes to the entrance door reflect the style of the original design whilst retaining adequate access into the building.