

## **DESIGN AND ACCESS STATEMENT**

### **Internal alterations to de-convert lower and upper ground floors back into a single maisonette apartment (Flat A), in line with approved planning permission PL/9100474/R.**

25 RIMROSE GARDENS, BELSIZE PARK, LONDON NW3 4UJ

#### **Introduction:**

The Design and Access Statement (DAS) accompanies an application for the deconversion of three Micro flats into one three-bedroom flat at 25 Primrose Gardens, London NW3 4UJ. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor alteration to an existing house, some aspects, such as the social and economic context, are of limited applicability.

#### **Relevant Planning History:**

The five-storey terrace dwellinghouse was initially divided into four flats, as per the approved planning permission (PL/9100474/R1) in 1991

#### **The Site and Surrounding Area:**

The site is a lower and upper ground floor flats located in a five-storey mid-terrace block along Primrose Gardens. The surrounding area is predominantly residential in nature.

The five-storey terrace dwellinghouse was initially divided into four flats, as per the approved planning permission (PL/9100474/R1) in 1991.

The bottom three-bed flat (Flat A), consisting of the lower and the upper ground levels, was later unlawfully subdivided into three substandard flats, consisting of two studios and a flat, resulting in six units in the whole building.

These non-compliant three units (former flat A) failed to meet GLA space standards, building regulations, and lack of essential amenities ( Unit 1– 56m<sup>2</sup> 2 bed flat, Unit 2- 22m<sup>2</sup> Studio, Unit 3- 20m<sup>2</sup> studio)

#### **Design Principles and Concepts:**

Our proposal aims to de-convert those three units, restoring the last permitted use and reinstating the single 3-bed maisonette apartment (Flat A) that fully complies with Building Regulations and the Nationally described space standard.

Minimal internal alterations, as shown on the proposed plans (25PG-1100 Proposed Lower Ground Floor, 25PG-1101 Proposed Ground Floor), will be made to realise this proposal.

**Access:**

The access to the property will remain unaltered.

The proposal will have no effect on neighbouring properties, as it will not change the exterior of the building.