

# DESIGN & ACCESS STATEMENT



2 ELLIOTT SQUARE, LONDON, NW3 3SU

DATE: 03 AUGUST 2024  
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BEHALF OF MR STEVEN GREEN

# DESIGN & ACCESS STATEMENT

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# DESIGN & ACCESS STATEMENT

## 1.0 INTRODUCTION & PROPOSAL

- 1.1 THIS DESIGN & ACCESS STATEMENT HAS BEEN PREPARED ON BEHALF OF OUR CLIENT MR STEVEN GREEN, IN SUPPORT OF THE PROPOSAL TO 2 ELLIOTT SQUARE, LONDON, NW3 3SU
- 1.2 THE PROPOSAL SETS OUT THE FORMATION OF A NEW FLOOR LEVEL
- THE FORMAT OF THE STAMENT IS AS FOLLOWS:
- 1.3 SECTION 2 DESCRIBES THE SITE AND PLANNING HISTORY  
SECTION 3 PROVIDES A SUMMARY OF THE RELEVANT PLANNING POLICY POSITION.  
SECTION 4 DISCUSSES CHARACTER, APPEARANCE AND DESIGN, QUALITY OF ACCOMODATION & IMPACT ON AMENITIES  
SECTION 5 CONCLUSION.



FIG 1 - SITE LOCATION PLAN

## 2.0 THE SITE & PLANNING HISTORY

- 2.1 THE PROPERTY IS LOCATED ON ELLIOT SQUARE WHICH IS PART OF THE CHALCOTS ESTATE.
- 2.2 THE PROPERTY ITSELF HAS HAD NO PRIOR DEVELOPMENT
- 2.3 THERE IS AN ESTATE WIDE DEVELOPMENT PLAN THAT HAS BEEN ESTABLISHED WHERE THE PROPOSED DEVELOPMENT HAS BEEN APPROVED BY THE COUNCIL AND THERE ARE NOW NUMEROUS APPLICATIONS THAT HAVE BEEN APPROVED AND ARE NOW EITHER COMPLETE OR IN PROGRESS.

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## 3.0 RELEVANT PLANNING POLICY

- 3.1 PLANNING POLICIES HAVE BEEN DISCUSSED AND AGREED FOR THE OTHER APPLICATIONS APPROVED ON THE ESTATE FOR THE SAME PROPOSALS, THEREFORE IT IS DEEMED UNNECESSARY TO DISCUSS HERE AGAIN.

## 4.0 PLANNING CONSIDERATIONS

- 4.1 THE MAIN ISSUES TO BE CONSIDERED IN THIS CASE ARE AS FOLLOWS:

1. THE PRINCIPLE OF THE DEVELOPMENT
2. DESIGN, LAYOUT AND QUALITY OF THE ACCOMMODATION
3. IMPACT ON NEIGHBOURING AMENITY

- 4.2 THE EXTENSION OF THE PROPERTY VIA THE FORMATION OF AN ADDITIONAL FLOOR HAS BEEN DEVELOPED AS PER THE OTHER APPROVED APPLICATIONS AND THEREFORE MEETS ALL THE ABOVE CRITERIA.

## 5.0 CONCLUSION

- 5.1 AS THE PROPOSAL FOR 2 ELLIOTT SQUARE, IS A REPLICA OF APPROVED APPLICATIONS THAT FOLLOW THE DESIGN GUIDANCE ESTABLISHED THROUGH CONSULTATION WITH THE LOCAL COMMUNITY AND THE COUNCIL, THE APPLICATION SHOULD BE APPROVED.