

Design and Access Statement

Address: Flat A, 28 St Augustine's Road, Camden, NW1 9RN

Proposal:

This proposal seeks to make minor alterations to a basement flat within a conservation area, specifically comprising the following:

1. **Window to Side Entrance:** A new window will be added to the side entrance, enhancing the property's access to natural light and improving ventilation.
2. **Replacement of Rear Window with French Doors:** The existing rear window will be replaced with French doors to improve accessibility and create a seamless connection to the outdoor space.

Design:

The proposed changes will maintain the aesthetic integrity of the property by matching all new finishes with the existing white colour scheme. The design respects the character of the surrounding conservation area, with no alterations visible from the street. The addition of the corner window and French doors will improve the dwelling's functionality and light levels without negatively impacting the appearance of the rear elevation.

Access:

The proposal will not alter the primary access to the property. The addition of French doors will enhance access to the rear garden, while the new side window will improve internal light and ventilation, providing a better quality of living for occupants.

In summary, the proposed works will enhance the living conditions of the basement flat without compromising the architectural heritage of the conservation area.