

# **Design & Access Statement**

**22 Hanway Street  
London  
W1T 1UQ**

**2085-06**

**Prepared for Sandip Patel**

**By**



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## **Introduction**

The property is a mid terraced building on Hanway Street, which has four storeys. The ground and first floors are both bars, with the second and third floor making up a three bedroom self contained flat.

## **Proposal**

The proposal is to convert the existing first floor bar into a new self contained studio flat. This will be accessed via the separate entrance which currently serves the first floor bar and upper flat. The ground floor bar has it's own entrance from the street.

The flat will be a studio flat accessed from the existing staircase. The flat will have it's open plan kitchen with living area, and a separate bathroom at the rear. The existing WC in the common staircase on the half landing will be converted into a small bin store, serving the two flats.

Parking will not be affected by the proposal.