**Ground and Basement Flat**

**8 Princess Road**

**London**

**NW1 8JJ**

28th November 2024

Design and Access Statement for Planning Application for external staircase installation

* **Existing site**: The site is an 1850’s terrace of houses where over 90% of the properties on the street have access from street level to the basement level.
* **Design principles**: We are seeking to install an external staircase in metal which will be in line with the same design principles to all the other metal staircases in the street.
* **Intended use**: To allow a separate entrance to the basement as an alternative entrance to the front door on the ground floor.
* **Scale**: The proposed staircase will still allow for the basement area to be used to full enjoyment and not in any way dominate the space.
* **Landscaping**: The proposed staircase will be in keeping with the overall community landscape regarding other external basement staircases.
* **Appearance**: We are proposing a metal slatted staircase (again in keeping with other external staircases in the street and broader community), black or dark grey in colour in galvanised metal.
* **Accessibility**: This proposed staircase will allow a separate entrance to the property thus reducing noise to the ground or upper floors if people were entering or exiting the property via the main front door.
* **Heritage assets**: We are very conscious of the area being a conservation area and have proposed a design which is in keeping  with other similar external staircases in the street and community. We intend to create a gate to the stairs from the existing railings which will result in the look of the property from the front not changing.