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18th June, 2013

PLANNING, DESIGN AND ACCESS STATEMENT
Flat Refurbishment

At

Flat 6, 8 Maresfield Gardens, NW3 5SU

1. Amount

- 1.1 The existing property is a top floor flat in a semi-detached mansion block. There are six flats within the building, spread over four floors.
- 1.2 The proposed works involve the creation of a balcony to the rear of the property, in addition to minor fenestration alterations. This will not alter the size of the space.

2. Layout

- 2.1 Some modest internal reconfiguration is proposed in the submitted scheme. This is fully described in the submitted drawings.

3. Scale

- 3.1 There will be no increase in the scale of the building as a result of the proposed development.

4. Landscaping

- 4.1 There are no landscaping proposals involved with this application.

5. Appearance

- 5.1 The exterior of the proposed balcony will be a glazed balustrade to sit within the vernacular and to match similar approved balconies on Maresfield Gardens.
- 5.2 We propose to lower the existing window sill above the bay projection, thereby creating a pair of French doors overlooking the garden.

5.3 The roof structure will be subject to minor alterations as a result of the proposal to insert one conservation style Velux in the rear roof slope. This will allow natural light enter the proposed double height space.

6. Use

6.1 The existing residential use of the property will not be changed by the proposed works.

7. Access

7.1 The existing access to the property will be unaffected by the proposed development.