**Flat 1, 53 Priory Road, London NW6 3NE: Design and Access Statement**

The property at 53 Priory Road has two basement flats. Flat 1, the subject of this planning application, is at the rear of the building facing the back garden. Access to the property is by a door on the Abbey Road elevation that is behind a 2.3 metre high brick wall so cannot be seen from the road. The proposed window is on the same elevation between the door and the kitchen window. Due to the height of the wall none of these features is visible from the street.

There are no proposals to make any changes to the access to the site or to flat 1. The new window is to a bathroom that currently does not have a window. The window is designed to match the existing windows at basement level in the building. It will be 800mm in height and 300mm width reflecting the vertical style of the windows in the building. The use of bricks around the window frame will be the same as for the other windows. The frame will be of timber and painted white to match.