

Design and Access Statement
for
19 Lithos Road, London. NW3 6DX.

Description:

The property is currently a mid terraced property, located within an established residential road, characterised by a mixture of houses and flats and is currently used as an HMO. The property has three floors and is largely unaltered.

Proposal:

The proposed work involves the upgrading and refurbishment of the existing property, which will include the creation of a galley style loft conversion with Velux windows to the front and rear. The ground floor at the rear will be revamped to provide improved kitchen and dining facilities involving the bricking up of an existing door and the creation of a new kitchen window.

Design:

The proposed works are minor in nature but require Planning consent due to the current use of the building as an HMO; the works would otherwise have been considered to be 'permitted development.' The property is not listed nor is it in a Conservation area. The roof lights will be standard Velux roof lights and will not project more than 150mm above the plane of the roof. The new kitchen window will be a double glazed unit, in a style to match.

Conclusion:

The proposed works are considered to be minor in nature and will not adversely affect the appearance of the building, nor will they have any impact on adjacent properties. For these reasons, it is felt that Planning permission should be granted.

V.J.M^cAndrew.
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