

**Design and Access Statement
for
27 South End Road London NW3 2PT**

Introduction:

This Design and Access statement accompanies a planning application for the change of use for a conversion of two self-contained flats to the first and second floors of the property located at **No. 27 South End Road.**

Existing Usage:

The building is set within the Hampstead Conservation Area.
The existing property is currently occupied as commercial use at ground level and residential to the first and second floors. The residential floors currently comprise of five self-contained studio flats.

Design:

The proposal is to convert the existing five self-contained studio flats into two self-contained flats.
The external elevations will not be altered.

- 1 x one bedroom flat (Flat 1)
- 1 x two bedroom flat (Flat 2)

The existing property will only require minor alternations to the first floor to convert into two flats.
Please refer to drawing 27/SER13/03 for the proposed area. There will be no alterations to the existing areas outside of the proposed area.

Layout

Each flat will provide kitchen/dining/lounge with separate bathrooms and proportioned bedrooms for single occupancy.

Access

The existing entrance and staircase at ground level to the upper floors are to be retained at street level from South End Road via shared communal entrance lobby with ground floor shop.
The communal hallway on the first floor will provide access to both flats. All staircase width are to be retained.

27/SER13/D&A

Drawing no.

JAN 2013

Date

KC

Drawn by

A4

Project **27 South End Road Hampstead London NW3 2PT
*PROPOSED Conversion of first and second floors to
two self contained flats***

Title **DESIGN & ACCESS STATEMENT**

For **MS Y W MOK**

Notes: All work and materials to be in accordance with current applicable Statutory Legislation and to comply with all relevant Codes of Practice and British Standards.

All electrical installations to be carried out by a suitably qualified competent person and commissioning certificates to be provided in accordance with BS7671.

These drawings are for a full planning application submission, until they have been approved by the local authority they are not compliant with the building regulations. Any work carried out by the Contractor before the plans are approved is at his own risk. If the contractor is working under a building notice he should check all proposed work with the District Surveyor before implementing anything. If a conditional approval of the drawings have been obtained, the contractor is responsible for ensuring that the conditions are being complied with.

All dimensions to be checked & verified on site.
Any discrepancies between the drawings and site must be reported to the Architect to be rectified prior to work commencing.