

3 DOWNSIDE CRESCENT, LONDON NW3 2AN
DESIGN & ACCESS STATEMENT

Description of the existing property or site

The existing property is a semi-detached residential property originally constructed as a single family dwelling. At a date unknown it was converted to a 'Students Hostel' and then planning approval was granted on 16th July 1970, ref. F8/7/4/8942, to convert it to six self contained flats.

This approval was never fully implemented as the property currently comprises five bed-sits all running off a communal boiler.

An approval, ref. 2004/4173/P, to convert the property back to a single family dwelling was granted 19th November 2004

Design

The current application is essentially a re-submission of the previously approved 2004 application to convert the property back to a single family dwelling.

Apart from minor alterations to door/window configuration to the rear extension of the property no external alterations are proposed that affect the setting of the property.

Access

The proposals include the removal of the vehicular crossover/dropped kerb to the pavement and the reinstatement of the front garden and pedestrian access to the property. This is seen as a benefit to the context of the property and its setting in the streetscape.

Access into the property is via two steps from pavement level and this is not affected by the proposals



Pavement crossover/dropped kerb to be removed