

DESIGN AND ACCESS STATEMENT

(to be read alongside the submitted Planning Statement)

Application site

58 West End Lane, London, NW6 2NE

Works

- *Part single part two storey rear extension to accommodate 2no studio flats*
- *Loft conversion with 2no rear dormers to accommodate 1no 2 bed flat*
- *Demolition and rebuild (reposition) of laundry room outbuilding*

Design - Use

The property is subdivided into studio flats operating under C3 use.

The proposal does not seek to change the existing use.

Design - Amount

The proposed development seeks to extend the property on the lower ground, upper ground and loft level.

Additional habitable floor area proposed:

- Lower ground floor level: 46.4m²
- Upper ground floor level: 41.7m²
- Loft level: 66.0m²

Design – Layout

The proposed layout seeks to comply with local and national spatial standards and policies

Access

Access to the proposed flat is to remain as existing and unchanged.