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**DESIGN AND ACCESS STATEMENT FOR CHANGE OF USE TO THE BASEMENT AT 172,
ROYAL COLLEGE STREET, LONDON, NW1 0SP.**

The application is for the conversion of the existing basement which is currently used for storage to general office use to which there will be no public visitors.

The existing property is a four storey terraced building located in a busy commercial area consisting of a Ground Floor retail unit used as a letting / estate agent's office with a residential maisonette on the First and Second Floors above with separate access adjacent to the retail shop/office. The existing building is in reasonable condition with vertical sash windows and casement windows and brick elevations with the existing London roof finished with slates.

The basement is currently utilised as part of the retail shop / office and is used as storage.

The proposal is to change the route of stair access to the basement which is currently located inside of the estate agents. A new means of access will be provided from the pavement in order to access the basement independently and as indicated on the enclosed drawings. A new timber door and window will be provided to the basement entrance area within the stairwell which will also serve as a lightwell.

The new railing surrounding the stairwell/lightwell is to be of traditional cast iron design to match the existing and to retain the formal streetscape. The new stairs are to be in welded steel, steel plate stringers finished with non slip steel chequer plate treads.

Nick Panayiotou RIBA ARB