

**ALTERATIONS TO 1a WEST COTTAGES, WEST HAMPSTEAD. NW6 1RJ**

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**DESIGN AND ACCESS STATEMENT****USE**

The property is a single family dwelling.

**LAYOUT**

The proposal creates a larger open plan living/kitchen/dining space at ground floor level with a WC. The bathroom is to be relocated onto the first floor which will also contain 2 double bedrooms and an en-suite. The third bedroom has been relocated in the converted attic. All habitable rooms will comply with Design for London standards.

**SCALE**

The alterations have been carefully designed to retain the cottage-like character of the existing building. A number of other properties within West Cottages already have accommodation within roofspaces, and several of other adjoining buildings are considerably higher.

**APPEARANCE**

The proposal will have painted rendered walls to match the existing, and a slate roof finish to match the existing.

**ACCESS**

The proposal has no impact on vehicle or pedestrian access to the building.

**LANDSCAPING**

The proposals have no impact on the landscape setting of the building.

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