

Ref: DAS1

Design and Access Statement

1. What are the features on the existing site?

The back door to 96A Arlington Road (the "Flat") is located on the first floor and leads out onto an open balcony which has a half-height wall all the way around save for a part which is left open in order to access the fire escape stairs. The fire escape stairs lead into the ground floor flat's garden. On the left is the back wall to the Coffee Shop on Delancey Street. It is proposed to build on top of this wall in order to complete the required height of the bathroom wall. Permission to do so has been obtained in accordance with the Party Walls Act.

The fire escape will remain accessible by means of a door to be installed which, when opened, will lead directly out to the fire escape.

The wall directly in front of the current back door and the wall to the right (as shown in the attached photo) will also be built upon in order to attain the required height. This part of the wall is owned by the leaseholder of the Flat.

2. Please provide details of how access issues have been addressed

As set out above, the fire escape will remain accessible by means of a new door. See attached photo for more details.

The door will be of standard width, no narrower than the current door out to the fire escape.

3. Please provide details of the layout of proposed development

The proposed layout is as per the attached drawings.

4. Please provide details of the scale/appearance of the proposed development

The bricks to be used to build up the walls will be of the same or similar style / colour as the existing. The height of the walls will be no higher than the bottom of the window above the existing balcony.

5. Please provide details of the landscaping in the proposed development

N/A.

6. Please provide details of how Heritage Assets issues have been addressed

The building proposed to be carried out will have little effect on the conservation area. The proposed development is very minor and is at the back of the Flat. The Flat is currently a two bedroom, one bathroom flat. Building a second bathroom will be very beneficial for the family living in the Flat, particularly as they are about to have a baby.

The existing balcony is not currently used and is wasted space.