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**DESIGN AND ACCESS STATEMENT FOR THE LOFT CONVERSION AT 172, ROYAL COLLEGE STREET, LONDON, NW1, OSP.**

The existing property is a four storey terrace building located in a busy commercial area consisting of a Ground floor retail shop used as a letting / estate agent's office with a residential maisonette on the First and Second floors above with separate access from the retail shop/office.

There is a basement which is part of the retail shop / office which is used as storage.

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 proposed scheme consists the demolition of the existing London roof and retains the existing front parapet and construct a mansard roof extension with secret gutter and finished with natural slates to mansard roof and dormers. The new roof of the mansard roof to be a flat roof and finished with roofing felt.

Provide and install new timber vertical sash windows with double glazed units to match existing.

The proposed new mansard roof extension will provide additional bedrooms to the residential maisonette and a shower /wc.

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