

## **4B Kidderpore Avenue London NW3 7SP Design and Access Statement**

Accompanying planning application dated 6<sup>th</sup> January 2011

### **Use and amount**

4B Kidderpore Avenue is a 3 bedroomed single family dwelling house created from the northern extension to the original house number 4.

The proposals provide for the separation of the basement floor to provide a self-contained 3 bedroomed flat of 91m<sup>2</sup>. The ground and first floor duplex remains as a 3 bedroomed flat of 224m<sup>2</sup> gross external area. In total therefore there would be two x 3 bedroomed flats.

### **Layout**

The layout of the upper duplex is virtually unchanged with the exception of the omission of the staircase down to the basement and the minor re-orientation of the stairs leading from ground to first floors.

The arrangement of the basement flat is determined by the existing structural layout. The flat has an existing separate entrance. It has separate gas and electrical supplies and was originally a separate self-contained flat.

### **Scale**

No changes are proposed to the external envelope and there is no increase in floor area.

### **Appearance**

No changes are proposed to the external envelope.

### **Landscaping**

The size of the existing front and rear gardens will remain unaffected by the proposals. The patio areas to be demised to the proposed basement flat total 40m<sup>2</sup>. The garden area to be demised to the upper floors duplex totals 57m<sup>2</sup>. These figures exclude the front garden area which is 33m<sup>2</sup>.

### **Access**

Vehicular and Transport Links : will not be affected by the proposals.  
Inclusive Access : access to the house will remain unaffected.

## **DVM Architects**

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