

DESIGN & ACCESS STATEMENT

**Flat 2
Moreton House
Holly Walk
London
NW3 6AR**

Site Location

The site is situated on the western side of Holly Walk, opposite St Mary's Church, within the Hampstead Conservation Area [Sub Area 4 – Church Row/Hampstead Grove] & houses a grade II listed building known as 'Moreton House'. Holly Walk leads up between the graveyard extension and the back gardens of Frognaal Gardens, to Holly Place.

Proposal

The proposal is to replace an existing window in the kitchen of the lower ground floor flat with a door, which will allow access via a small stairway to an external side area between ground & lower ground floor level, created under planning permission granted in 1989 ref 8905116.

Design Consideration

The proposal will simply replace the existing critical window with a door as detailed on drawing F2/MH/P01A, & the new stairway consisting of four steps will be constructed in mass concrete & covered with paving stones to match the existing & as granted in the planning application of 1989.

Access

Main access to the flat will remain unchanged, but this new door will allow an alternative access to be gained to & from the car parking area at ground level, if so desired.