



Design and Access Statement

Ground Floor, 22-24 Kingsford Street, NW5 4JT
25th October 2011

Introduction

The proposal seeks to change the use of the ground floor B1 office to residential use.

Accommodation

The accommodation will provide a three double bedroom flat with a garden.

Design

The design looks to use the existing fabric of the building. The flat provides the bedrooms to the east side of the building enabling the living areas to have direct access onto the garden. The existing windows to this side of the building have obscured glazing which deals with any potential overlooking issues.

The bathroom is located in the part of the plan which is not served by any natural daylight.

Large full height door and windows allow plenty of natural daylight into the living areas.

Access

Access is via an entrance at ground floor into common parts shared by the first floor flat. Generous room sizes and part M compliant door widths etc. enable the proposed flat to be easily accessed by wheelchair.

Materials

A new window to the hall is proposed which will allow natural daylight into a potential dark corner of the property. A further opening window is proposed to allow ventilation into a bedroom where the current glazing configuration is fixed. These windows will be Polyester powder Coated Aluminium to match existing.

Refuse

Refuse will be stored in the store indicated on the drawings.

Parking

The proposal will look to provide one car parking space.