

Design And Access Statement. June 2011

Client: Mr Jon Grant

Site location: 168 Belsize Road, London, NW6 4BJ.

Architect: Kevin O'Callaghan, 374A St Albans Road, Watford, Herts, WD24 6PJ

Use: The site has residential use, To the rear there is a garden area, which is used by lower and ground floor maisonette. A 2 bed flat is at first floor level and 2 bed flat is at second floor level.

Proposal: Proposed rear dormer window & conversion of roof space into 1 bedroom flat to existing dwelling.

Addition: The addition to the property is the dormer window to the rear this creates enough headroom to convert the loft space into a 1 bed flat.

Refuse area is already provided at ground level at front.

Layout: The proposed 1 bed flat is accessed through a common staircase and hallway area. The layout has been set out considering the impact on the neighbouring property below, rooms usages to the proposed flat is laid above each other i.e. living space and bedroom spaces are vertically stacked.

Areas:

Proposed conversion of roof space into 1 bedroom flat at third floor level with rooms full to ceiling heights above 1500mm high

Living/Dining/Kitchen 19.1sq m

Bedroom 11.1 sq m

Shower 2.1 sq m

Total 32.3

For other areas below 1500mm and other areas refer to drawing number 127-PL-1000.