

76 NEAL STREET, WC2H 9PA

## Design and Access Statement

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The existing property is a single flat on the two top storeys of the property.

Our design proposal aims to maximise the use of the existing external areas of the existing dwelling and enhance existing amenity space.

A new staircase on the fifth floor is provided for access to the proposed roof garden. It is enclosed with a fully glazed enclosure (as currently exists at no 69 across the road). A conservatory enclosure is proposed on the extended area of the balcony of the fifth floor, to provide external space that can be used all year round.

**Context** – Neal Street is a busy road situated in Covent Garden. The locality is well served by public transport links (buses and Covent Garden/Tottenham Court tube station) and other amenities (shops etc).

**Design** – The new proposal incorporate a cantilevered balcony extension, and a conservatory will be added to this extended space to the fifth floor to provide more living space internally. The roof will implement a roof garden accessed with new stairs from the fifth floor. The alteration and new elements are sympathetic to/ is designed to match and complement the existing. The style and material (i.e. render, brick) would be designed to match the existing. The same material aluminium as existing windows and doors will be used for the new conservatory.

**Appearance/Height** – There will be no change to the overall height of the dwelling.

**Access** – There is no change to the pedestrian entrance (no existing vehicular access)..

**Layout** - The new extended cantilevered balcony on the fifth floor has an area of 5.2m<sup>2</sup>.

**Parking** –There is therefore no change to existing parking provision. There are also good existing transport links; Covent Garden tube station is walking distance away.

**Amenity** – The roof garden, conservatory and fourth floor balcony provide amenity space.

**Refuse** – The current provision for waste/recycling bins on the property will not be altered.

May 2011

Issue 1