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Design & Access Statement

This statement should be read in conjunction with proposed plans.

The property currently consists of 4 flats:

- Basement - 2 bedroom flat on the floor,
- Ground floor - 1 bedroom flat
- First floor - 1 bedroom flat
- Second and third floors - 4 bedroom maisonette

The proposal consists of combining the self-contained flat on the first floor with self-contained maisonette on the second and third floor into a 5 bedroom house whilst retaining the existing basement and ground floor flats as existing.

The works will require internal refurbishment. There will be no additional work to the external facade of the property, other than decorative maintenance. The works will not affect the visual appearance of the property or the character of the street scene. No new outbuildings are to be constructed in the garden.

The property will be fully refurbished both internally and externally & the gardens will be tidied up and the existing mature trees/planting will be retained. Any overgrowth will be removed to permit the gardens to be reinstated to its former condition.

We note that the building is Grade II listed and can confirm that externally the building is as original. The property was substantially altered in 1969 when most of the internal original features and details were removed.

The new internal works will comprise some demolition and new construction as on drawings and the renewal of the plumbing and heating systems and the electrical installation. All installations are to meet current codes and energy saving practices.