

# Design and access statement

Produced by INVENT-ID Ltd  
For the site 76 Lady Somerset Road, London - 5578

## Introduction

This proposal is to establish a single dwelling from two existing flats involving the creation of an internal stairway between the two flats.

## Use

The conversion aims to maintain the space for residential usage.

## Layout

The new proposal requires no alterations to the external envelope of the existing building. In combining the ground and first floor flats within this building the only physical change will be to provide an internal private staircase and the only noticeable modification will be the removal of the entrance door to the original first floor flat from the communal stairwell.

A recently approved ground floor extension has been included within the plans.

## Landscaping

A new patio area and external enclosures will be upgraded with new plantation and patio paving stones to add a more blissful feature so that it complements the approved extension.

## Appearance

The current property is an end of terrace property with a brick external finish. This application will not affect the external appearance of the current dwelling including the sash windows that occur throughout the building. The existing first floor flat will be refurbished and brought up to the same high standard that will be afforded the rest of the dwelling.

## Amount

The existing site area is approx 229.5 sq m. The existing area of the ground floor flat is 55.5 sq m and the area of the existing first floor flat is 57 sq m. The development will change our clients existing ground floor flat to the proposed two bed dwelling.

## Scale

With this application the size of the original building will not be affected.

## Access

Access into the new dwelling will now be from the existing entrance of the ground floor flat with access to the existing first floor flat now proposed via a private staircase. The main entrance to the building and communal stairwell serving a second floor flat will not be affected.