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**ARCHITECTS**

**Design and Access Statement relating to the Accompanying Planning Application to  
Alter and Extend the Ground Floor Flat at 29a, Courthope Road, London, NW3 2LE**

**A Design**

The proposal for this dwelling in general terms comprise the internal flat plan re-arrangement, the infill of the sideways between the existing rear addition and the Party Wall with no. 27 Courthope Road and the full width modification of the Ground Floor Rear Addition garden elevation. The application includes to retain the existing balcony owned by the First floor flat(b)

**A ( i )**

The existing rear addition contains two bedrooms and the bathroom with the remaining ground floor area, at the front of the dwelling, devoted to use as the Kitchen / Dining room and the Living room to the front of house overlooking Courthope Road.

**A ( ii )**

This arrangement means that the living spaces are remote from the garden area and are only accessed via the Kitchen ( and sideways ) or through the main Bedroom French doors. The owners found this arrangement prevented meaningful enjoyment of the sunny garden area, particularly when entertaining guests or visitors.

This proposal relocates the 2 Bedrooms and the Bathroom to the front of dwelling and additionally, we have incorporated an en-suite shower-room into Bedroom one. The rear addition has been allowed to extend to the Party Wall and formed as a single space full width of the dwelling and contains a Kitchen / Dining space and Lounge area. These rear rooms now have easy access to enjoy the garden and a purpose set of sliding / folding doors brings the living spaces into close association with the garden.

**B Access**

No modification has been made to the existing Building or Flat entry, excepting the internal route through the flat, from front to rear, has been modified to be less complicated and offers a direct access from the Entrance Lobby to the rear living spaces and Garden.

**Sewell and Hawkins – Architects  
December 23<sup>rd</sup> 2009**