

DESIGN AND ACCESS STATEMENT

Date: 22 January 2010

1&2 Bramshill Mansions, London NW5

Internal alterations and external alterations including a rear infill extension

Description of development and key access issues of the design

The works comprise the infill of the existing space to the side of the rear kitchen projection at ground floor level to provide a new open plan kitchen/living/dining space. The works at basement level will include the insertion of full width set of bi folding doors to the rear with glass roof over the new kitchen extension.

To the ground floor we intend to insert a new glazed wall to the rear elevation providing additional light to the rear lounge. The first floor will include the addition of a window to the rear elevation providing symmetry to the projected bay.

At second floor level off the half landing, we will form a new access to a new flat roof to match the neighbouring property.

Please note, 1&2 Bramshill Mansion is currently ONE property and has been used as such for the last 20 years. We are therefore applying for consent under a householder application though we would like the established change of use from two properties to one to be noted.

No trees will be effected by the proposal.

Disability Access

Access is through the existing front door or through the garage and side door.

Design guidance followed and its application

Approved Document 'M' has been used in order to review level access into the garden.

Deviation from accepted design guidance.

We are not aware of any marked deviation from guidance in providing the extension to the rear of the existing buildings. We would be grateful if any matters that require further consideration are brought to our attention.