

Design and Access Statement

Flat 114A, Agar Grove, NW1 9TY

- As per the planning application, all the proposed changes will greatly improve the appearance of the property.
- The layout, apart from moving the location of the front door, for all changes will remain the same
- Currently the hallway of the flat, especially being a lower ground floor/basement flat, is very dark. The reason for choosing a door with a glass area/panel is to maximise the natural light into the property.
- The reasoning behind moving the front door to the left is that, subject to the relevant licence being granted, the kitchen will be extended to the left hence the front door needs to move.
- Adding an overhead shelter over part of the side path will protect the resident and side path from rain.
- The security light will improve the security of the side path which is currently very unsafe and dark, making it prone to potential burglars. It will also benefit the neighbours e.g of 114 and 116 Agar Grove as it will increase security and act as a deterrent.
- The thinking behind replacing the side gate is to replace an old gate which is suffering from wood rot and in need of replacement. A similar wooden door will be chosen.
- The replacement of the side paving is something I have to do in accordance with my lease (please refer to 'The Sixth Schedule –works' taken from lease) however I am applying for planning permission for the avoidance of doubt in case we decide to use neutral tiles instead of concrete.
- The location of gas & electric meters is currently internal (in kitchen) however need to move this outside the property in a discreet location.

None of the above proposed alterations will affect the access of the property and will be accessible to all.

All materials will be chosen with care and the appearance will be neutral as possible and in keeping with the character of the building.

The character and appearance of alterations are in keeping with the area.

For further information regarding the thinking behind the application, please kindly refer to the table in my covering letter.

THE SIXTH SCHEDULE

(Works)

1 List of Works

External

Renew side path, extend steps to make safe

Clear rear garden & repair paving to area marked in pink on attached Schedule of Works Plan

Erect a timber fence not less than 1.2 metres high and not more than 1.8 m high between the points A, B and C

Erect a fence not less than 0.8 m high and not more than 1.2 metres high between the points D and E

Internal

Repair/replace windows as necessary (*type/style will need to be agreed by District Housing Office*)

Damp-proofing works to Rear Bathroom/Corridor

Replace/strengthen steel supports to underside of front external staircase

Sound-proofing works to ceilings

Repair/replace doors as necessary

Repairs to flooring

Kitchen renewal

Bathroom renewal

Electrical rewire

Repair, replaster and redecorate all internal walls and ceilings as necessary

Supply and install new central heating boiler, and overhaul or replace radiators and pipes

114a Agar Grove NW1

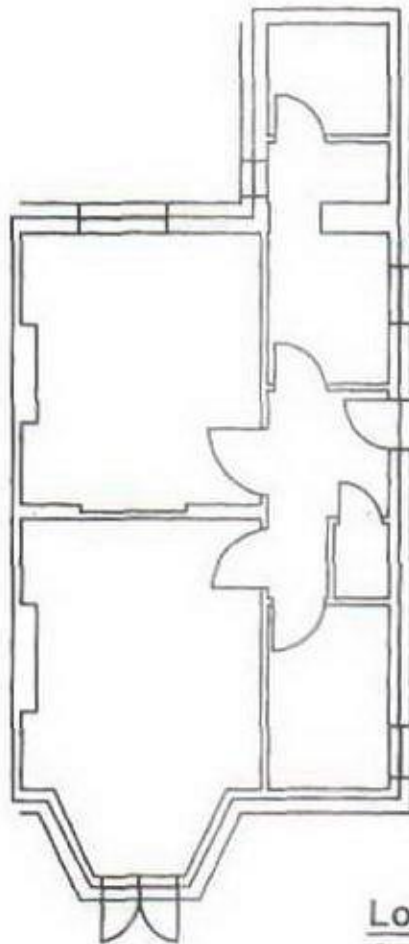


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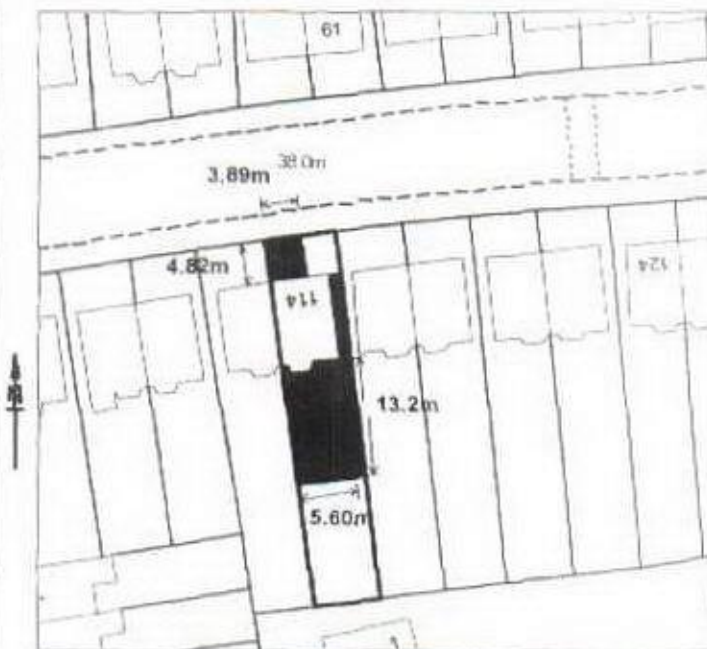
Scale 1/1250 Date 18/5/2009

Centre = 529865 E 184344 N

FLOOR PLAN - EXISTING



Lower Ground Floor
Scale 1:100



The ordnance survey extract defines the curtilage of no. 114 Agar Grove outlined in heavy black. The extent of the demised flat to be ascertained from the large plan(s)

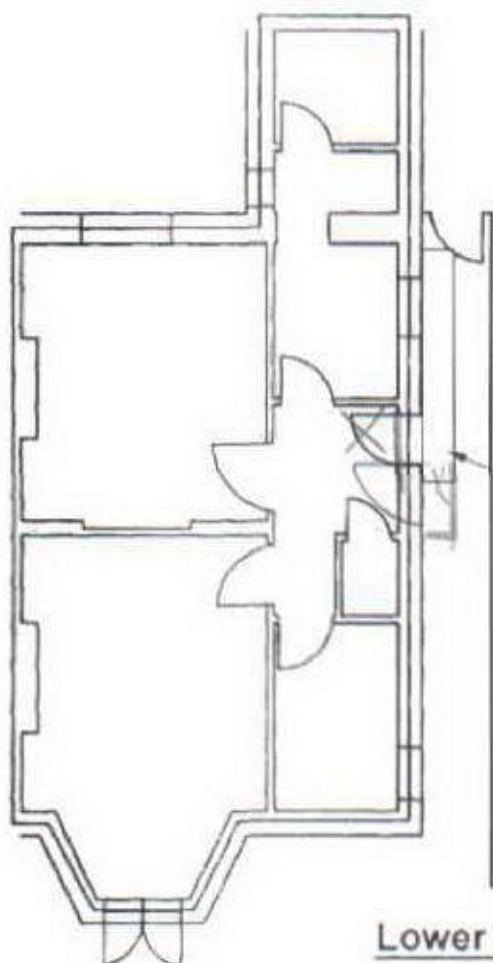
The large plan identifies by red outline at floor level the demised premises

Garden land and hard standing area (to front of property) included in the demise is shown coloured pink on the ordnance survey extract

114a Agar Grove, N.W.1.

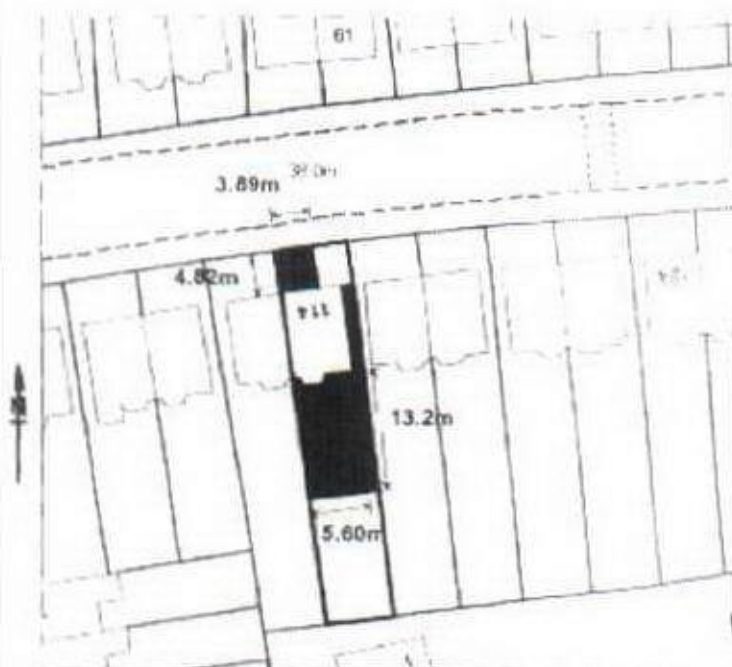


FLOOR PLAN - PROPOSED



New canopy
overhead

Lower Ground Floor
Scale 1:100



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The large plan identifies by red outline at floor level the demised premises.

Garden land and hard standing area (to front of property) included in the demise is shown coloured pink on the ordnance survey extract

114a Agar Grove, N.W.1.

 **Camden**