

MORAN ARCHITECTURE  
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**DESIGN ACCESS STATEMENT 1.**

**Re:Basement conversion to 47 Marchmont Street, London WC1N 1AP..**

**AMOUNT.**

Creation of 1No.2-bed flat with garden.

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**LAYOUT.**

Front of building faces east.Existing open plan layout lends itself to proposed alterations.No original features are present at this level.

**SCALE.**

All development to be within existing cartilage of site.

**LANDSCAPING.**

Not applicable

**APPEARANCE.**

No change to front elevation and minor changes to rear.  
All materials to match existing and comply with listing requirements.

**USE.**

Private domestic.

**ACCESS.**

From street level down existing private metal staircase to front door.