



DESIGN & ACCESS STATEMENT  
FOR

CONVERSION OF 2 SEPARATE FLATS INTO A MAISONNETTE.

AT BRANDON HOUSE, 5 NORTH END AVENUE, LONDON, NW3 7HP



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**DESIGN AND ACCESS STATEMENT FOR  
BRANDON HOUSE, 5 NORTH END AVENUE, LONDON, NW3 7HP**

**1.0 BRIEF**

- The brief is to combine the existing Ground Floor and First Floor flats into a maisonette.

**2.0 LOCATION**

- The application relates to a detached property on the eastern side of North End Avenue and backs onto Hampstead Heath.
- The location of the site provides a convenient easy access to roads and public transport.
- The existing flats provide the following residential accommodation:

Ground Floor= 3 bedroom, 3 bathroom flat

First Floor = 3 bedroom, 2 bathroom flat

Second floor = 2 bedroom, 2 bathroom flat

**3.0 ACCESS**

- Access to the flat is provided by the existing ground floor entrance and a new staircase, which complies with ambulant disabled regulations.
- An ambulant disabled compliant w.c is provided on the ground floor.
- Access to the ground floor flat is via the front entrance door – this will be retained.
- Access to the first floor flat is currently via side entrance and stair up to the 2<sup>nd</sup> floor. A new staircase is proposed internally to link the ground and first floor independently from access to 2<sup>nd</sup> floor flat.

#### **4.0 PROPOSED DESIGN**

- Planning permission is sought for internal alterations and a minor external alteration associated with combining the ground and first floor flats into a 4 bedroom maisonette. The development will comprise a new internal staircase towards the rear of the property to link the two units, the provision of a timber framed window within the South elevation to match the existing and minor alterations to the internal layout. No other external alteration is proposed.
- The proposal does not affect any parking requirements.
- The flat is secure, and both flats have security alarms installed.
- The new window is created a ground floor level and will therefore not create any additional overlooking.
- All habitable rooms and the majority of bathrooms have windows.
- The proposed new staircase will not impact on the architectural character of the building. There will not be any loss of light to the first floor level.

##### **Residential floor space:**

The proposal will not result in a loss of residential floor space. A mix of units will be retained with the provision of a 2 bedroom flat at second floor level. The proposed development will result in a better standard of accommodation with an improved layout.

##### **Internal alterations**

- The existing first floor layout will be adapted to convert living accommodation and kitchen into bedrooms and bathrooms. The ground floor flat bedroom accommodation will be adapted to living accommodation.
- We propose to make some minor internal alterations, forming new door openings, partial removal of some sections of wall and re-positioning brick and stud walls.