

Design and Access Statement (ref.: NR 1)

13 Nassington Road, London NW3 2TX

Existing

The existing building is a 4 storey Victorian semi-detached house (see ref.: NR 3: Front elevation photograph).

The house is currently a Maisonette on the Lower and Ground Floors, a First Floor Flat, and a Second Floor Flat. All share use of the communal front door, entrance hall, and staircase (see ref.: NR 5: Existing ground floor plan).

Proposal

No external work is proposed to the elevations of the building.

This application is for change of use to a Lower Ground Floor Flat and a Maisonette on the Ground, First and Second Floors.

Effectively:

The door at the side of the house would become the entrance door to the new Flat. The staircase in the Maisonette on the Lower and Ground Floors would be blocked off at ground floor level providing a storage area for the new Flat.

The communal entrance door, hall and staircase would become the entrance door, hall and staircase for the new Maisonette.

The present internal entrance doors of the Maisonette on the Lower and Ground Floors, the First Floor Flat, and the Second Floor Flat would be removed leaving hallways in the new Maisonette.

Access

The house is in a conservation area and the application does not include for any alteration to the access points. Therefore, both external entrances to the building are to be retained exactly as they are. Both of these are not level with the pavement and are accessed via steps.

Design

No alterations that affect planning are proposed externally to the building.

Lifetime homes and wheelchair housing

As the application is for the change of use of an existing private residential house with few alterations, there is no scope to incorporate these requirements. However, if it became necessary in the future, one of the rooms on the ground floor could become a bedroom and there is currently a disabled badge holder's parking bay (blue badge parking bay) on the road directly in front of the house.