

## DESIGN AND ACCESS STATEMENT

2000/0074/P

### Design

#### Use

At present, the existing terrace house consists of three 1-bedroom flats - refer to Drawings 01. The proposal is for an extension to the side of the Ground Floor Flat with a 215mm brick party wall and a double-glazed roof and end wall in polyester powder coated aluminium frames - refer to Drawings 02.

The adjoining property has already been granted Planning Approval, hence the party wall.

#### Amount

The area of the Flat is 68.4 sqm and for the proposed extension 15 sqm.

#### Layout

Access to the house is off Mackeson Road. The house consists of three flats each on three floors which have one bedroom, living room, bathroom, kitchen, dining area and storage. The living rooms and dining areas have glazed doors which face south, the kitchens and bathrooms have an easterly aspect whilst the windows to the bedrooms face north.

#### Scale

The Ground Floor Flat measures 15,785 mm in length by 5350 mm at its widest and 3540mm at its narrowest. The proposal is to extend the Ground Floor Flat along its side.

#### Appearance

Essentially, the proposal consists of:

- Constructing a 215mm thick brick party wall to be shared with the neighbour who has already been granted planning permission for a side extension;
- Employing 3 No. pitched double-glazed panels within aluminium powder coated frames to form the roof;
- Employing double-glazed panels and door within aluminium powder coated frames to form the end wall facing onto the rear garden.

### Access

#### Vehicular and Transport Links

The residents have access to an excellent public transport in the form of buses which run along Mansfield Road and both the overground at Hampstead Heath Station and the underground at Belsize Park Station is a fifteen minute walk.

#### Car Parking

At present, on-street car parking is provided.

#### Inclusive Access

Ease of access to the flats is compromised at present by steps in the Entrance Hall.