

**Design & Access Statement**

**77a South Hill Park, NW3 2SS**

**Planning Portal Ref: PP-00737990**

May 2009

**The context**

77 South Hill Park lies within the South Hill Park Conservation area. The building is 3,5 storey high including the loft space and has been converted into a total of three residential units. This Planning Application proposes to combine the second floor unit with the top floor unit in order to form one single family flat. The resulting number of residential units in the building would change to two.

**Proposed works**

The application includes information on the scope of interior work that is being proposed in order to refurbish the flat according to the applicant's personal use and needs. No external works is being done which affects the external appearance of the building. The only external works we propose is to replace 3no of the existing windows with new windows of superior standard (e.g. double glazed) to match existing (Please see elevation drawings). We also propose to refurbish the existing front and rear dormers windows to match existing (Please see photographs P01/ P02).