

**B G 8**

## **DESIGN AND ACCESS STATEMENT**

### **125-139 BROADHURST GARDENS, LONDON NW6 3BJ**

The proposed works (replacement of flat 139's existing cellar window with a door, allowing direct access between the cellar and communal garden) would retain a character consistent with the rear of the mansion block, in particular with the basements of flat 125 and flat 127 which are on either side of 139's cellar. Though the photographs attached do not show the works to flat 127, substantial works are about to start which will include new basement doors to the garden (see planning reference no. 2007/28078/P, planning officer Paul Wood, for further details).

The new door which would replace 139's existing cellar window would be timber-framed, white-painted and glazed, reflecting the general design detail of the block. It would also be appropriate with regard to the character of the Swiss Cottage conservation area. The existing window and protective metal bars, which do nothing to enhance the look of the rear of the block, would be removed.

The proposed works would retain the brickwork to the left, to the right and above the existing window, and would remove the brickwork beneath the window down to ground level.

The works would have limited visual impact because they are to the rear of the mansion block and not visible from the street.

The existing ceiling height in the cellar (1940mm) would not be altered. It is easily sufficient for a non-residential storage area.

The works would allow access to 139's basement cellar direct from the communal garden. This would enhance usage of the communal garden. In particular it would allow children (there are three young children in the family who live in flat 139) to access any toys, games or garden furniture stored in the cellar quickly and easily from the communal garden. Currently, to get from the cellar to the communal garden it is necessary to return to the communal courtyard, go along a common parts corridor (see photograph) and open a multiple-bolted door.

The floor of the cellar is at the same level as the communal garden, giving easy and safe access for children using the proposed door to the communal garden. The increased light from the larger glazed area would make the cellar more useful than at present when storing or retrieving items.

5 February 2008