

**174/DAS/150108**

Design and Access Statement  
7 Nassington Road

The Design and Access Statement has been prepared on behalf of Nihal and Sue Pieris in support of the application for change of use of the above-mentioned property, in accordance with the requirements set out in the Replacement Unitary Development Plan (UDP) and the Supplementary Planning Guidance (SPG).

The proposed development is for Change of Use only and does not involve any alterations to the exterior of the building and only minor modifications on the inside.

Currently, the building is divided into two flats arranged as a Lower and Upper Ground Floor Maisonette, and a First and Second Floor Maisonette. The aim is to convert the property back into a single-family dwelling house as a home for the owner himself.

We propose to remove the two doors on the Ground Floor that presently lead to the upper and lower flat. The kitchen on the First Floor would be internally remodelled as a bedroom.

Following these alterations, the house will function as a family home with the Lower Ground Floor as the main family space, additional reception rooms on the first floor and 7 bedrooms. No other modifications are intended or needed.

A similar change has been recently given Planning Consent at house no. 5 Nassington Road, where the house has been converted back to a single-family dwelling.

The access to the property will remain from the street via steps up to a main front door at Upper Ground Floor level, with an under-croft entrance to the front Lower Ground Floor level and garden access at the rear, all as before. This is in keeping with the character and use of the street, and reinstates the house to its original nature within the Conservation Area.