

**PROJECT NO: 0706**

**PROJECT NAME: 22 OPPIDANS ROAD**

**DOCUMENT TITLE:**

**DESIGN AND ACCESS STATEMENT**



301A Aberdeen House, The Aberdeen Centre, 22/24 Highbury Grove, London, N5 2EA

## **22 OPPIDANS ROAD - DESIGN AND ACCESS STATEMENT**

### **DESIGN**

#### **USE**

The lower ground and upper ground floor flats will be converted into a single duplex apartment

#### **AMOUNT**

An additional 2 sq.m of internal floor area will be created by the glazed staircase extension.

#### **LAYOUT**

The lower ground floor will comprise of an entrance hall way, bedrooms and bathroom. The upper ground floor will become one open plan living/dining/kitchen area, with a utility room and WC off the stair.

#### **SCALE**

The new extension will project one metre from the face of the building.

#### **LANDSCAPING**

There will be no change from the existing landscaping.

#### **APPEARANCE**

The new staircase extension will be made from insulated glazing units. It will have a contemporary, minimal appearance.

#### **ACCESS**

Access will be gained via a side gate, as the lower ground floor flat is currently accessed. The door at upper ground floor level onto the common parts will be closed off.