

# Design and Access Statement:

## 13A Carlingford Road

The development consists of the refurbishment of a lower ground and ground floor residential unit with a small infill extension to the rear at lower ground level only.

The property has been neglected and is in need of repair. We intend to save the existing envelope, repair and make good and renovate the property to a very high quality.

Our intention is to create a high quality home for us. (We, Liliana & Thomas Griem/applicants)

The access to the property is below street level and accessed by a very narrow staircase. It is our aim to improve access to the property by repositioning and widening the stairs. The property is split into an upper and a lower maisonette, the upper part gains access through the main entrance to the house whereas the lower unit uses the old emergency access stair to the basement. By repositioning stairs away from the main entrance we are able to create privacy. We also intend to increase the width of the access stair and make the use of the staircase easier by increasing tread depth and reducing tread height.

The location of rubbish, paper and recycling bins is currently very unsightly. We intend to form a designated area for waste bins for both units and designed the location in such a way that they are removed from sight as much as possible by forming a recess on the ground floor and a cupboard on the lower floor.

Layout: The unit is currently a 2 bedroom unit with a large bedroom to the rear. It is our intention to change this layout to create a third bedroom and two bathrooms which would cater much better for a family.

We also intend to repair, make good and renovate the exterior of the building, we aim to use high quality materials only and remove paint on painted brickworks to bring the building back to its original state.

Front and rear patios / gardens will be landscaped to a level where those outside spaces are practical to use for the occupants and beautiful to look at.

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