

**34 Park Village East, London, NW1 7PZ**

### **Design & Access Statement**

The house is currently arranged as a family home over four floors with the Kitchen and Dining area in the lower ground floor facing the terrace. We propose to change very little to the whole of the building. The small changes we do propose aim to make the existing terrace more accessible and thus create a better recreational area to be used by the whole family.

#### **Lower Ground Floor:**

We propose to remove the existing windows to the dining area to create opening through to the terrace. The new doors will be hardwood doors and painted to match the existing fabric. A small section of the terrace will be lowered to achieve a 150 mm high threshold in accordance with the Building Regulations

#### **First Floor:**

On the first floor we propose to relocate the en-suite bathroom door to the hallway in order to avoid having to walk through the bedroom to use the toilet. Furthermore, we propose to add a set of double doors to connect both bedrooms. One of which will be the future dressing area. The walls for which the changes are proposed as well as the en-suite door are not of any original historic fabric but a later addition.

#### **Internal Finishes:**

The new doors will be designed to match the existing originals in the rest of the building.

#### **Access:**

Access to the family dwelling is currently gained from the street by going up three steps to the upper ground floor. This access is to remain unchanged; as it is an existing single dwelling house the property is not affected by the Disability Discrimination Act, or any provision within Part M of the Building Regulations.

#### **Conclusion**

We are confident that these proposed amendments are in keeping with the existing building and the properties setting. It will update the building to a more flexible space to be utilized for many years to come.