

ATTFIELD & JONES

CHARTERED ARCHITECT

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10 FORTESS ROAD – LONDON – NW5 2ES

DESIGN AND ACCESS STATEMENT

The proposals allow for a change of use to the existing ground floor shop from A1 to Class A2. This change does not affect the external appearance of the building.

The existing side access door will provide the necessary flat entrance door from the pavement to the proposed new self contained unit occupying the rear part of the existing shop and the store room below.

To provide the necessary natural light to the basement of the new flat a light well is to be formed conforming to Local Authority guidelines regarding area and angles of lighting. The light well is to be rendered and painted to cover up the existing unexposed brickwork and provide the maximum light reflecting surfaces. Railings are to be provided similar to the adjoining building.

At the ground floor rear of the proposed flat, the existing single storey structure is to be rebuilt in matching brick/roofing materials as existing to provide the 2nd bedroom. At present an external staircase provides access from the first floor flat to the ground floor rear yard. The owners of this flat have no legal access from their flat to the ground floor yard, however our client proposes to remove the staircase and replace it with a balcony.

Attfield & Jones

12 March 2007

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13 MAR 2007