

Barbara Kelly & Associates

Design and Access Statement For 64 Lady Margaret Road NW5

This property is a four storey semi-detached residential unit with a single storey rear extension.

The property has been under maintained and is presently sub-divided into three flats with inadequate build quality the extension is of poor construction and detailing the whole building has been empty for some time.

There is a small front garden, a pedestrian side access, and an adequate rear amenity area.

A number of similar properties in the street have been converted and have substantial two storey extensions.

It is proposed to enlarge this property by firstly removing the existing rear addition and forming a new two storey extension and completely refurbishing the unit to bring the specification up to to-days standards so as to provide five two bedroom self-contained flats.

Allowing for access to all from the existing front entrance (modified to allow for disabled access)

Building standards to be upgraded to ensure that the building meets the thermal and acoustic current requirements and energy saving elements through out.

Refuse disposal and recycling will be catered for as will spaces for bicycle.

The proposed rear extension has been designed to provide an attractive addition with detailing that matches the architectural elements of the existing building, with materials to blend with the original used.

The existing main roof covering of concrete tiles will be replaced with slates to enhance the unit and replace what was once used; existing architectural details will be retained and repaired where required, the existing front elevation will be kept as is.