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**Design & Access Statement – Proposed Alterations to  
Basement Flat (flat 1), 4 Elsworthy Terrace, London NW3**

**A) Design :** The alterations to the front garden area are intended to match the existing arrangement at No.6 Elsworthy Terrace (see submitted photographs). It is proposed to remove the existing hedge adjoining the street at No.4, and to replace this with a painted steel railing atop the low masonry wall. No.4 would then match to Nos.5 & 6, which would improve the appearance along this section of Elsworthy Terrace. It is also proposed to replace the dilapidated & untidy timber screening & dustbins (see photos) with a planted timber enclosure & paladin, as per the arrangement at No.6 (behind railing in photo). This will also improve the appearance of No.4 from the street. The lightwell adjoining the street façade will be widened to improve access into the flat & will incorporate a new access stair to ambulant disabled standards.

The alterations at the rear are intended to improve the aspect & outlook into the garden from both the living room and the rear bedroom. In the living room, the existing bay sash windows flanking the central door are replaced with vertically enlarged windows & fanlights, matching to the existing door (see submitted photomontage). In the rear bedroom, a new pair of french doors & fanlight (matching the living room) replace the awkward existing door/window arrangement. These new french doors are positioned to line through with the existing right-hand windows at ground, 1<sup>st</sup> & 2<sup>nd</sup> floors (see photos). All new windows and doors will be of painted softwood construction, to match the remainder of the property. The patio adjacent to the living room and rear bedroom is widened & incorporates a new stair providing more convenient access to the raised section at the rear of the garden.

**B) Access :** The proposed minor alterations to the existing internal arrangement do not require planning consent, nor are they required to conform to disabled access legislation. However, the new wc & shower room layouts adjoining the entrance hall are both easily accessible to ambulant disabled persons. Equally, as this flat is at basement level, it has staircase access from the street and out into the rear garden. Both new external access staircases (front & rear) will be constructed to conform to ambulant disabled guidelines.