

# DESIGN AND ACCESS STATEMENT FOR ALTERATION TO EXISTING FLATS

42 PARKHILL ROAD, NW3

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## INTRODUCTION

42 Parkhill Road is a Victorian villa type semi detached house divided into flats with a side annexe, which has been converted into a 2-bedroom house. The main house is divided into 3 flats. The bottom flat is on the 2 lower floors. The owner wants to divide the flat into 2, remaining herself on the upper ground floor. The lower ground floor would be separate and would be entered from the lower entrance area which is adjacent to the entrance for the 2-bedroom house.

# DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION

## PROPOSED SCHEME

### SITE AND SURROUNDINGS

The site is within a Conservation Area. Parkhill Road was extensively bombed so the Victorian villas are intermingled with mid twentieth century blocks of social housing.



### BRIEF

The brief is to divide the floors into 2 flats with as little alteration to the planning of the dwellings as possible.

### DESIGN

The top flat divides into a one bedroom flat and the bottom flat divides into a 2 bedroom flat. The only alteration to the upper ground floor flat is the provision of the kitchen in the living room. The bottom flat has an existing kitchen and shower room, which will be retained and in due course refurbished.

# DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION

## PROPOSED SCHEME

### MATERIALS

There are thus no changes to materials e.g. brick external walls.

### ACCESS

Neither flat is at street level, but there are no stairs within the flat. The surrounding area is comparatively flat with good public transport and shopping .

