

Design and Access Statement  
For  
28 Church Row  
London  
NW3 6UP

This application concerns the change of use of the basement area from a restaurant A3 to a residential unit of one bedroom. The remaining parts of the property will remain in their current use of two residential flats (Flats 2 and 3) and offices.

- The kitchens at the rear of the property will be removed and the exhaust ducting rising at the rear to the roof will also be removed.
- Entrance to the basement accommodation will be through the entrance hall at ground level from the basement.
- There will be storage for bicycles in one of vaults under the pavement and a goods external lift to raise the rubbish to pavement level providing easy access for collection.
- The front courtyard will be improved by removing the cement rendering to expose the original brickwork.
- The original sash windows at the basement will be refurbished and restored.
- The window openings to the rear bay window will be restored and new timber sash windows will be installed as appropriate.