

## DESIGN AND ACCESS STATEMENT

1-8 NEW COLLEGE PARADE, FINCHLEY ROAD LONDON NW3 5ES

### THE APPLICATION PROPERTY

- The building comprises shops and restaurants at ground floor, residential units and vacant offices at first floor and residential units at second floor.
- Planning permission was granted in October 2011 (2011/1054/P) for the change of use of part of the first floor from offices (Class B1a) to residential (Class C3). The scheme provided two, 2 bedroom flats and two, 1 bedroom flats. This development has been carried out.
- On 24<sup>th</sup> July this year a prior approval was issued with respect to the change of use of the office units at first floor level to residential flats and a planning permission was granted for the change of use of a dental surgery at first floor to a studio flat.

### DESIGN

- It is not proposed to make some relatively minor external changes to the rear elevation of the building. The changes comprise the modification and enlargement of first floor windows and the formation of new door opening. There will therefore be no change to the visual appearance of the building in the street scene as a result of the changes.
- It is also proposed to erect timber fences on the flat roof at first floor level to form roof terraces for the two rear facing flats and to provide routes to the existing means of escape into the grounds of 40 College Crescent.

### ACCESS

- The proposed development does not have any implications for access for persons with ambulant limitations. It is not proposed to make any changes to the entrance to the building.