

## Design & Access Statement

Flat 2 & 2A, 90 SHOOT UP HILL, LONDON, NW2 3XJ.

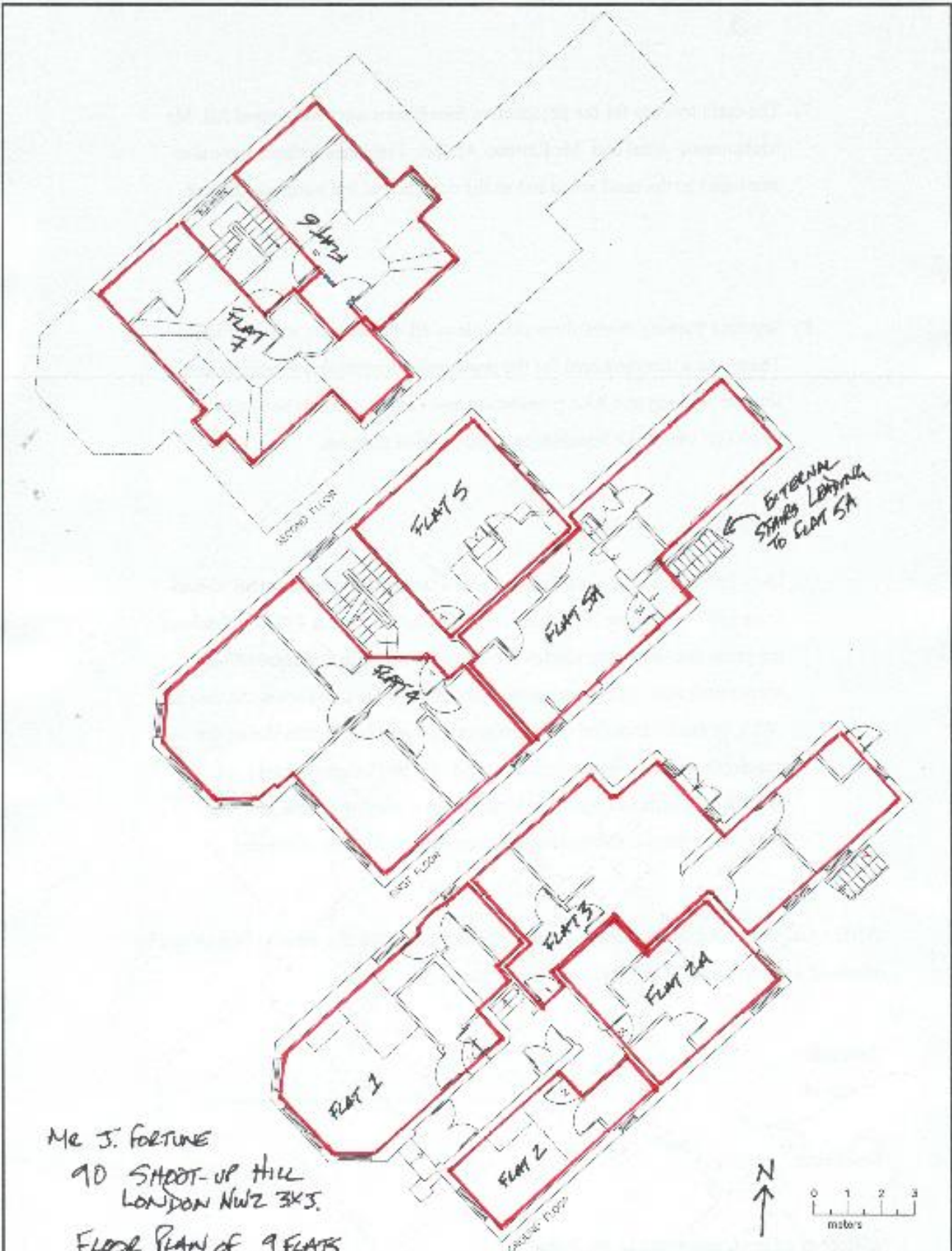
The application relates to 2 self-contained studio flats on the ground floor (Flats 2 and 2A).

The existing flats are part of a three-storey detached property containing 9 flats in total (user class C3).

The existing layout of the flats on all floors are attached.

The planning approval for the current use and configuration of the 9 flats was granted in 2012 (2012/1563/P).

The 2 studio flats are small (Flat 2 - 13 Sq M & Flat 2A - 18 Sq M), by converting the 2 flats into a 1 bedroom flat, provides a higher quality unit with an internal area of 34 Sq M.



Mr J. FORTUNE  
 90 SHOOT-UP HILL  
 LONDON NW2 3XJ.  
 FLOOR PLAN OF 9 FLATS  
 REF JF/02

ADDRESS 90 SHOOT-UP HILL LONDON NW2 3XJ	DETAILS: FLOOR PLANS	SCALE: 1:1000000	DATE: MAR 2012
		DRAWING NO 90/1	