

**22a North Villas NW1 9BL**  
**Design and Access Statement**

The property is a 1880's four story end of terrace brick building split into four flats. In 1983/4 a rear extension was built at basement level to create an additional bedroom, bathroom, dining area and main entrance.

The proposed development is to replace the bedroom windows in the rear extension with similar but double-glazed and to insert a new doorway from the bedroom into the garden.

The design aim is to match the existing building as much as possible and to be unobtrusive. The windows will be like-for-like. The proposed door will match an existing door from the dining area in the extension. The top of the proposed doorway would be approximately level with the existing garden walls of adjacent properties and would not be seen by people inside adjacent building with the existing vegetation.

There will be no change of use except additional access by the door.  
There is no change to the layout of ours or adjacent properties nor any landscaping requirement.

The doors and windows will be wood -framed and as near identical to existing units as we can achieve. From a South Villas garden the new door will seem a continuation of an existing pattern. Any yellow stock bricks removed to create the new doorframe will be replaced to match the existing.

M. Jenn  
18.07.14