

## Design and Access Statement

**Site Address:** 34 Rosslyn Hill, London NW3 1NH

**Date:** 17 October 2014

1. Introduction.

- 1.1. This Design and Access Statement is submitted in support of the planning application to the above property.
- 1.2. This Statement is to be read in conjunction with the submitted drawings.

2. Application Proposal.

- 2.1. This is an application for rear first floor extension and change of use of existing offices to 1 x 2 bedroom and 1 x 3 bedroom residential flats.

3. Change of Use/Loss of Dwelling.

- 3.1. The property is currently arranged as a ground floor level restaurant and offices at first, second and third floor levels.
- 3.2. The proposal involves the change of use of the office part of the building (first and second floor levels) into two residential flats.
- 3.3. The ground floor restaurant would not be affected by this proposal.

4. Landscaping/Trees.

- 4.1. The proposal would not affect any trees.

5. Access.

- 5.1. The means of access will remain as existing, from the street through the communal staircase.

6. Refuse/ Recycling.

- 6.1. On site as existing.

7. Amenity Space.

- 7.1. The proposal introduces a rear balcony to the rear of the first floor flat extension which would provide the residents with outdoor amenity. In addition two spacious apartments would be created in this originally residential building which the Hampstead area will benefit from.



## 8. Privacy

8.1. Neighbouring properties will not be affected by this proposal in terms of privacy.