

Design and Access Statement

Site Address: Studio Flat, 32 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 enlarging the existing studio flat at the rear, ground floor level of the above property.

3. Change of Use/Loss of Dwelling.

- 3.1. The proposal does not involve a change of use or loss or gain of dwelling.

4. Landscaping/Trees.

- 4.1. The proposed minor amendments would not affect any trees.

5. Access.

- 5.1. The means of access will remain from the rear of the property as existing with minor alteration to the location of the front door entrance due to the proposed enlargement. The proposal also involves minor alterations to the stairway exit from the basement office used by Carlucio's restaurant. Please refer to drawings for details.

6. Refuse/ Recycling.

- 6.1. On site as existing.

7. Amenity Space.

- 7.1. The proposal introduces a rear balcony to the studio flat which would provide the residents with outdoor amenity.

8. Privacy

- 8.1. Neighbouring properties will not be affected by this proposal.