

Design & Access Statement

for

Flat 1 and 3, 16 Woodchurch Road, London, NW6 3PN

1. Criteria for Development

The proposal is for the internal alterations of two adjoining flats, the enlargement of a side facing window to flat 1 and the addition of a new side facing window to flat 3

2. Conservation Area

We note that the site is within the South Hampstead Conservation Area and have acknowledged the design guidance in the Unitary Development Plan.

3. Site Description

The two adjoining flats are situated on the Ground floor of a large detached house that was converted into flats in the early 1970's.

The walls are of brick. The roof tiles are in slate. The windows are timber framed and painted white.

4. Description of proposal

4.1 Amount

One enlarged window externally and one new. Conversion internally of two adjoining units forming newly reconfigured one bedroom accommodation.

4.2 Appearance

New timber windows to match existing

5.0 Conclusion

- The impact of the proposed works will be minimal to the existing structure.
- Overlooking is not an issue as it remains as existing and is of a ground level exposure.
- The scale and impact of the proposed works is considered negligible.
- The appearance of the side elevation is retained