

# Design and Access Statement

**49 Gloucester Crescent, London NW1 7EG**

**Proposal to extend the existing paving layout in order to create a more useable external space.**

**Supplied in connection with an application for Listed Building Consent**

**November 2014**

## **Design Process**

The proposal is to extend the existing paving layout to the boundary walls to the East, South and North which involves paving over the existing flowerbeds as indicated on the attached plan (02) which forms part of this application. The paving will also replace the redundant concrete hard standing indicated on the plan in which the former bike store was sited upon.

The alterations are needed in order to create a more useable external area given the confined external space which is available at the property. No fabric of any architectural or historic importance would be removed or affected.

The listing citation makes no reference to planting and indeed the condition of the flowerbeds is poor & of no merit. There would therefore be no loss directly or to the setting of the listed building by the removal of the flower beds.

## **Use**

No change to the use class of the subject property is proposed.

## **Layout**

No alterations to the existing layout of the subject property is proposed in connection with this application.

## **Scale**

No alteration to size or scale of the premises is proposed.

### **Appearance**

The appearance of the property will not change as a result of this proposal.

### **Landscaping**

The external paving will extend to the boundary walls to the East, South and North which will create a slightly larger usable external area.

### **Access**

No alterations to access to the building or transit within the building are proposed.

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