

DESIGN AND ACCESS STATEMENT - PLA161 PL22

6 Edis Street, London NW1 8LG

Property

The existing building is a three-storey Victorian terrace house that sits within the Primrose hill conservation area.

Access

Main access to the property is at street level. The front porch is a small step higher than street level and the front door is a single step higher than the front porch. We are not proposing to alter the main access route in to the building in any way.

A second access route is via an exterior steel staircase from street level to lower ground level within the front light well. We are planning to remove this staircase.

**The removal of the exterior steel staircase has been approved.
Approved planning reference: 2014/5983/P**

Design

Waste and recycling

In place of the removed external staircase we plan to add a small street level platform that will allow for a bin to be stored in order to tidy up the street scene. This approach has been used on several other properties on the street such as numbers 8,9 20 and 26.

Railings

We propose to remove the current swing gate at the front of the house and add railings to match the existing railings on the edge of the new platform.

This statement should be read in conjunction with other supporting documents submitting in connection with the planning application:

- Architectural drawings
- CIL Form
- Photographs
- Construction management plan
- Planning statement