

10 - 11 Stucley Place, London NW1 8NS
Design and Access Statement.

1916 / D&A
03/02/15

A Access.

- 1.0 The existing access to the property will be retained.

B Design.

1. The additional accommodation resulting from the proposed change of the use and the second floor extension will result in the creation of eight units within an HMO. This in line with Council policy to create additional residential accommodation in the Borough and in particular a mix of accommodation types.
2. The additional space will be formed on the site of an existing building, thereby optimising the use of existing land and developing it with the element of sustainability (in respect of access to existing amenities and services) all in accordance with Council policies.
3. The refurbished and extended dwelling will also be designed with sustainability in mind by providing a high level of thermal performance, low energy light fittings, and water efficient fittings.
4. The new extension will have no adverse impact on the amenity of any adjoining owner.
5. The second floor (rooftop) extension will be constructed primarily from lightweight metal cladding to differentiate it from the lower building mass and form an appropriate 'top' the building (in a manner similar to several adjacent property in the vicinity).
6. The minimal additional height of the property is appropriate in its context when considered relative building both behind and opposite. Note, there is also a current application for the existing adjacent premises at 12 -13 Stucley Place for a virtually identical additional floor.