

DESIGN & ACCESS STATEMENT

Project no 183

Date 07.05.2015

For Planning Application to
24A Edis street, London NW1 98LE

The proposal is to reorganise the layout of flat and add a Conservatory to existing Patio space to rear garden. This to be able to extend the floor area to accommodate a second bedroom, yet retaining the rear garden space. A conservatory that would allow for maximum daylight to Living room and Kitchen areas and as well as add a light structure to the existing rear elevation.

Please see drawings for clarification.

HERITAGE STATEMENT

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- *The significance of the architectural and historical interest and character of the building or structure:*
The property has been modified over the years in a way that is not out of/or disturbing the character of the building externally or internally (internally in terms of basement as floors above are unavailable for survey).
- *The principles of and justification for the works within a Conservation Area and proposed works:*
By extending the basement flat to a 2 bedroom flat that allows maximum daylight intake yet retaining a very good sized rear garden it is a very positive addition to the building as well as the neighbouring area. The proposed Conservatory to rear to be of a light construction for maximum daylight intake as well as creating a light addition to the rear existing elevation.
The front elevation windows to be replaced with windows more matching the building as well as the typical design of the properties in the area. Replacing the staircase from street level to basement level with a spiral staircase also in a more matching design.
- *The impact of the proposal on the special interest of the structure, it's setting and the setting of adjacent listed buildings (if any).*
The impact externally to the rear would be a light and low-level addition to the elevation. The impact internally would be a more practical, efficient and useful layout of the basement flat.
- *The sources that you have considered;* Studying adjacent properties and properties with similar design and original construction period to compare and see the original intentions and appearances in comparison with historically and modern alterations to the buildings.