

## DESIGN AND ACCESS STATEMENT

Flat 3, 35 Canfield Gardens  
Maisemore Mansions, NW6 3JN London

Fitting of a new soil and vent pipe on the flank elevation of the building.

**A. Context**

Maisemore Mansions at no. 35 Canfield Gardens is a non-listed building located in South Hampstead Conservation Area. Situated on the third floor, flat 3 is going to undergo internal alterations which will not affect the building's elevations.

**B. Application - Amount – Layout – Scale**

This application asks permission to install a new soil and vent pipe that will serve a new bathroom. It is proposed to be located on the side passage's elevation in a distance of at least 1700mm from the nearest window column.

**C. Landscape**

Not applicable.

**D. Appearance**

The new black painted pipe will match the existing pipework and is not going to be visible from the front street. Thus it will have no detrimental impact upon the appearance of the building.

**E. Access**

Not applicable

**F. Conclusion**

This minor fitting work is not going to harm the residents' amenity or diminish the building's appearance.