

## **DESIGN AND ACCESS STATEMENT**

140A IVERSON ROAD NW6 2HH

### **1.0 Introduction**

The existing house a three story Victorian house. The apartment is on the ground floor and lower ground floor of the existing house. There is an existing basement with low head height.

Whilst designing the side extension and rear extension we completed a pre-application meeting with Tessa Craig from the Planning Team.

### **2.0 The Site Context**

The property is situated on Iverson Road and it is not within a conservation area.

### **3.0 Proposal and Design Intentions.**

The design will substantially upgrade the existing house and provide much improved accommodation with more open living space and better access to the garden. The side extension will allow use of this existing space which currently is of no benefit to the owners. The rear garden is very large as shown on PL-1000 therefore we believe the site can accommodate a rear extension with no negative impact on this amenity space.

Following our meeting with the Tessa Craig we have incorporated her comments and revised the drawings as follows:

- We are now not proceeding with the basement alterations.
- We have retained the existing floor levels in the lower ground floor.
- We have reduced the height of the wall on the boundary by approximately 350mm to a new height of 2885 above ground level.
- We have reduced the size of the wrap around or side extension.
- We have retained the lightwell.

### **5.0 Access to Building**

The entry to the existing house is via a communal corridor and this will not change.

### **6.0 Flood Risk Assessment**

The property is not in a high flood risk zone and we are not changing the levels of the existing floors.



## **7.0 Conclusion**

We believe the modifications to this apartment will be of substantial benefit to the owners and have no negative impact on the adjacent properties.