

67, Mill Lane, London, NW6 1NB  
for Mr.Dante Mody

Erdi & Rabson,  
Studio 1,  
16, Broadfields Avenue,  
EDGWARE, Middx.HA8 8PG

#### DESIGN AND ACCESS STATEMENT

##### HISTORY

The Applicant recently owned the ground floor shop and the rear rooms with separate access thereto by means of an independent side entrance.

The shop has been sold off, and is in other hands, leaving access to the rear room and external W.C.

USE The proposal is to demolish the W.C.and form a Bathroom in lieu, extend to the side to add to the existing rear room thus providing a Studio Flat (external side wall removed) with separate Kitchen.

LAYOUT AND ACCESS The plan gives access to all spaces internally (Living/ Sleeping Area, Kitchen and Bathroom) and provides an outdoor rear terrace. Rear access can also be achieved via Orestes Mews.

SCALE It is deemed that the scale is appropriate to the site condition and that there will be no change to the amenities enjoyed by the neighbour at No.69, the side addition being single-storey.

##### APPEAR- ANCE

Since the view from above, and from the Mews will consist mostly of the flat roofs over the Bathroom and side extension (ground level adjacent to the development being one metre lower than the Mews level). It is proposed that they will be constructed as 'green' roofs with sedum planting. The new external doors will be double-glazed white finished u.p.v.c.

##### ENERGY CONSER- VATION

The construction will include features to qualify for Code 4.

ERDI & RABSON

ARCHITECTS & SURVEYORS

16 BROADFIELDS AVENUE, EDGWARE, MIDDLESEX, HA8 8PG

STUDIO 1

James Clark, Esq.,  
Planning Officer,  
London Borough of Camden,  
Judd Street,  
LONDON WC1H 8ND

RONALD J. RABSON, M.A., DIPL. ARCH., F.R.I.B.A.

Our ref: RJR/SAEC/1154  
21 July, 2016

Dear Mr. Clark,

re: Your ref: 2016/2932/NEW  
67, Mill Lane, London, NW6 1NB

I am responding to your E-mail dated 24th June 2016 in the order of your comments, viz:-

1. [REDACTED]
2. 4 copies of a Design and Access Statement.
3. The Unit now applied for is a Studio Flat, the total area being 30.75 square metres as shown on the accompanying A3 analysis.
4. I was misinformed regarding an available car space.  
The external adjustment of the rear fence fronting Orestes Mews to allow for a car space is for the benefit of No.69 not No.67 so that there is no off-street parking proposed.
5. The revised form is completed and 4 copies are enclosed herewith, together with 4 copies of our revised drawing no.1154/101A, both of which please consider as a revised application.

With kind regards,

Yours sincerely,

[REDACTED]  
RONALD J. RABSON

Enc: