

**58 Parkway, London, NW1 7AH**  
**Design and Access Statement.**

**1991/ D&A**  
**18.10.2016**

**A Access.**

- 1.0 There is no change to the access arrangement to the ground floor rear area as already granted consent (ref. 04/02/2016).

**B Design.**

1. The property is in a Conservation Area, but is a not listed.
2. The existing consent is for part of the rear ground floor area to be used as office space. To date this has not been implemented (as the building is currently undergoing construction).
3. The proposal is to have a change of use for the area previously allocated for (B1) office use on part only of the rear ground floor, to residential (C3) use for the creation of a self contained studio flat with a private garden.
  - 4.1 This proposal would increase the housing stock in the Borough, in accordance with the current policy aims of the Council.
  - 4.2 The site is readily accessible for public transport (both underground and bus).
  - 4.3 No car parking is proposed, and a cycle space is incorporated.
  - 4.4 The dwelling would be highly sustainable in so far as it will reduce energy consumption by using existing utilities; by incorporating a high level of thermal performance; by using low energy light fittings and water efficient fittings (low flush toilets and reduced flow taps); and by using durable materials; thereby improving environmental performance and reducing the carbon footprint.
  - 4.5 There will be no change to the appearance or setting of the property when viewed from the public realm, as the proposed flat will be located to the rear of the building, at ground level.
  - 4.6 There will be no adverse impact on the amenity of any adjoining owner.
  - 4.7 The enclosure will be constructed with traditional materials.