

Design and Access Statement

for 109 Greencroft Gardens, Flat 4, NW6 3PE

Conversion of existing dwelling into 2 self-contained flats

May 2017

1. The proposed alterations to the property are to extend flat functionality and will not have a significantly detrimental impact on surrounding neighborhood. The detailing and materials would replicate those of the existing house. Scale of the proposed use preserves residential character of the property
2. Design will enhance appearance of the building providing additional convenience facility for residents. The shape and size will not affect the neighborhood.
3. The access to and through the house will not be detrimentally affected.
4. Throughout all Greencroft Gardens there are very few allocated parking spaces. Number 109 doesn't have its own parking space, residents car parking possible at the street. Walking distance to the public transport at Finchley Road and Kilburn High Road.
5. There will be sufficient sound insulation provided internally, between proposed flats.

Best Regards

Monika Dawlud