

# Design & Access Statement

Proposed Basement Flat.

159 York Way, London N7 9LN.

## Introduction

The property is part of a Georgian terrace consisting of ground floor Shop Unit with additional accommodation above & below. The first & second floors are let as self-contained flats, the common staircase is used as access between rooms.

The existing basement is currently used as storage, although the décor world suggest that it has been used as living accommodation, probably linked to the shop unit.

## Proposed Works

The basement flat will consist of one Bedroom, Bathroom, Living Room & Kitchen. External works consist of new sash window to the front light well. The rear facing openings will be extended to form new sash window & french doors looking into rear light well. The new doors & windows will be constructed from traditional timber with paint finish, with double glazing.

## Access

The proposed flat is accessed via a new front door in the common hallway. The building is located on a main road with good public transport links.