

## Design & Access Statement - **2 TORRIANO MEWS, NW5 2SD**

This statement is to accompany documents in support of a change of use (class B1 to C3) application for the conversion of an existing office building into three self-contained flats. The statement should be read in conjunction with the drawings submitted. It should be noted that the property is not listed and does not lie within a conservation area.

The application site relates to a two storey building forming one of five mews properties set within a terrace, of which one property has sustained a change of use (class B1 to C3) under lawful development. Torriano mews is accessed through an opening directly off of Torriano Avenue close to the intersection between Leighton road and Torriano Avenue. The subdivision of the property is as follows:

Flat A -	<i>Ground floor, 2 Bedroom 4 Person</i>
Flat B -	<i>First floor, 2 Bedroom 4 Person</i>
Flat C -	<i>Second floor, 2 bedroom 4 person</i>

**Note:** Refer to table overleaf for area breakdown

### **Application drawings attached as follows:**

TRS085_EX00/01	- Existing drawings - Floor Plans / Elevation & Section @ 1:100
TRS085_PP00/01	- Proposed drawings - Floor Plans / Elevation & Section @ 1:100
	- Site location plan @ 1:500

**Change of use:**

The applicant seeks validation for the change of use from class B1 to C3 concerning the aforementioned property. The proposal converts the existing office space into three self contained *two bed, four person* flats. The below table demonstrates a breakdown of gross internal area of each flat in accordance with guidelines as set by Plan London.

*Note: All measurements provided in SqM*

Flat No.	GIA [gross internal area]	Living area	Bedroom (Total)	Built-in Storage
<b>A</b>	72	30.85	24.53	5.73
<b>B</b>	71	33.75	25.41	4.74
<b>C</b>	73	26.62	24.21	5.29

**Access:**

The applicant does not propose any changes to the access arrangements to the property.

**Flood Risk:**

The site is not located within nor does it sit close to any flood risk area, therefore no further flood risk assessment has been carried out.

**Accessibility:**

The scheme aims to achieve the highest standard of accessibility within its objective to minimise the level of alteration to the existing building. Flat A, accessed from ground floor level with the street aims to facilitate wheelchair movement where possible

**Conclusion:**

Each flat is generous in proportion and the layouts well considered to utilise the existing access and service core, meaning a low impact on the existing property and reduced disruption during building works. Demolition works are limited where possible and measures have been taken to mitigate alteration to the existing layout. The scheme retains the existing envelope of the building, maintaining consistency with the neighbouring properties, while removing a number of redundant units and cables to improve overall appearance. The proposed will have little impact on the area and will likely reduce the level of occupancy and vehicle traffic during daytime working hours.

Yours Sincerely

Alastair Moule

**TR** STUDIO