

## **DESIGN AND ACCESS STATEMENT**

### **Change of use from one five bedroom flat to creation of Four self contained flats with erection of a First Floor, Part Second Floor and Mansard Roof Extension with terrace, cycle storage and bin storage**

#### **62-64 QUEENS CRESCENT, LONDON, NW5 4EE.**

The application is for the conversion of the upper floors from a 5 bedroom flat to four self contained flats with mansard roof extension and rear two storey rear extension, with rear terrace, bin storage area and cycle storage.

## **DESIGN**

### **USE**

The existing use of the land is residential with a 5 bedroom flat on two levels and retail shop on the ground floor.

### **AMOUNT**

The existing land will remain as retail on the ground floor and residential on the upper floors.

There will be a two storey rear extension and a mansard roof extension.

There will be bin storage and cycle store located on the ground floor.

There will also be a terrace to provide amenity space located on the second floor.

There will be one bedroom flats, one two bedroom flat and one three bedroom flat created on the upper floors as follows:-

FLAT A – 1 Bedroom Flat – 50.1 sqm.

FLAT B – 2 Bedroom Flat – 63.1 sqm.

FLAT C – 3 Bedroom Flat – 88.1 sqm.

FLAT D – 1 Bedroom Flat – 56.4 sqm.

## **LAYOUT**

The layout of the property on the ground floor will not be altered with the entrance to the upper floors remaining in its current position, there will be a slight loss in the retail area to accommodate the bin storage and cycle storage areas.

The upper floor will be altered with the creation of 4 self contained flats.

## **SCALE**

The scale will be similar to the adjacent properties that have been extended with mansard roof extensions and rear extensions.

Therefore, the scale will be smaller than the other adjacent properties.

## **LANDSCAPING**

There will be terrace for amenity space provided at first and second floor levels.

## **APPEARANCE**

The appearance of the proposed building will be similar to the adjacent properties with matching brickwork and roof design.

## **ACCESS**

Access to the property will be via the front of the building and will not be altered.

Each flat will be accessed from a common staircase and all residents will have access to the roof terraces.