



## DESIGN & ACCESS STATEMENT

15 CHESTER TERRACE, REGENTS PARK





# EXISTING LOWER GROUND FLOOR



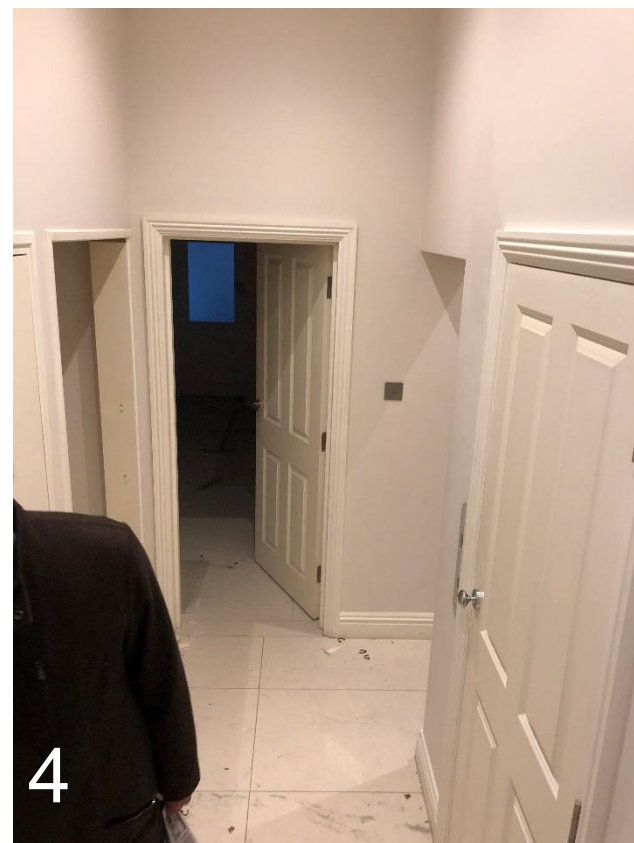
**1** Utility room, View of existing sink and rear window.



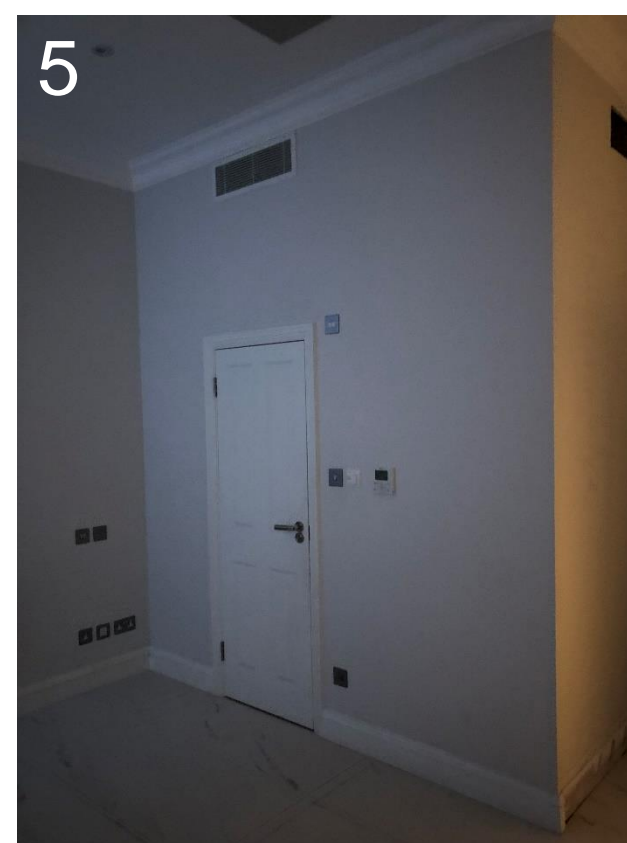
**2** Existing Steps leading up to Utility room and garage level



**3** Existing boiler in Utility room, opposite sink



**4** Existing lower ground level hall leading to kitchen



**4** Existing En-Suite for Guest Bedroom

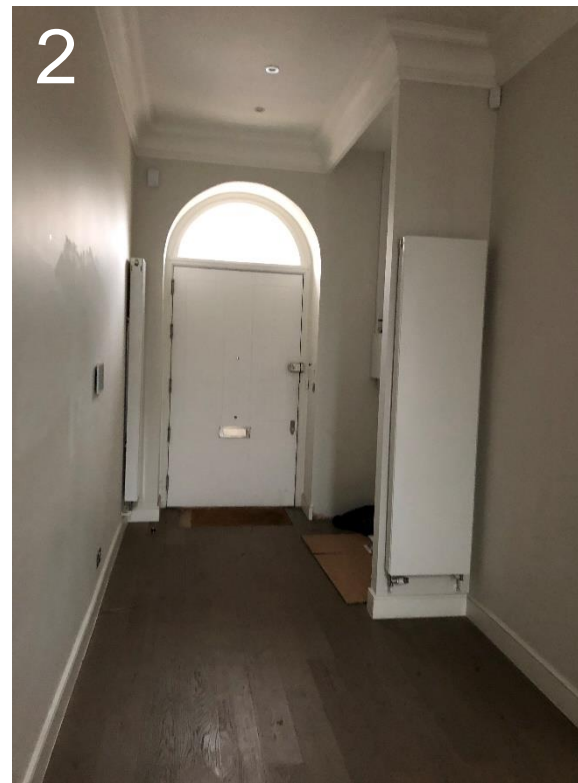




# EXISTING GROUND FLOOR PLAN



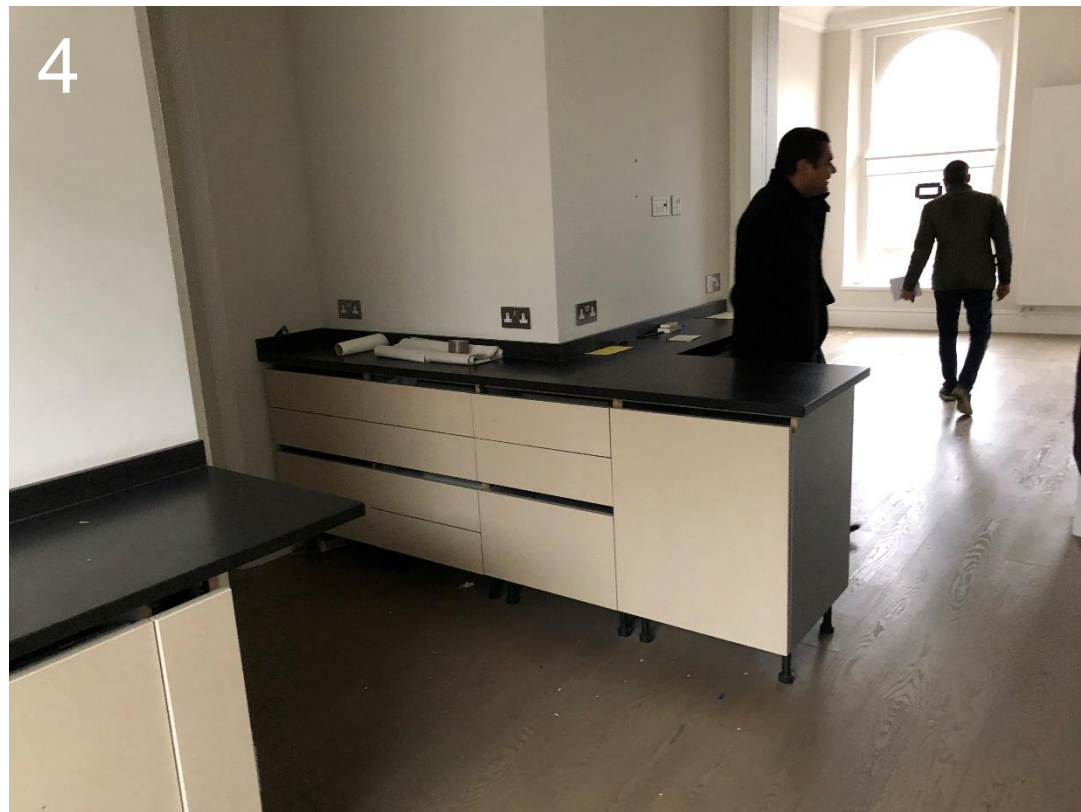
**1** Existing steps from street level to ground floor level



**2** Existing Ground floor entrance hall



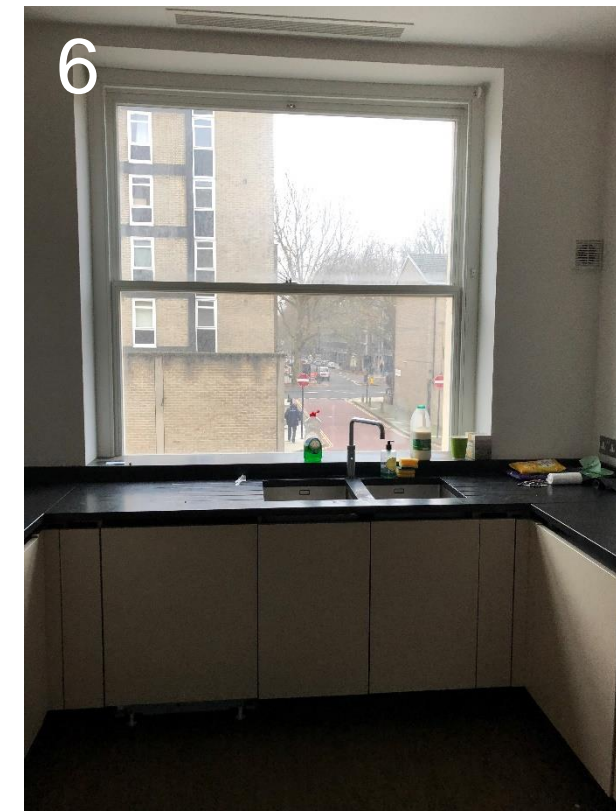
**3** Existing fire place in dinning room



**4** Existing Kitchen Island leading to Dining room



**5** Existing landing with glass door with stairs leading to the lower ground level



**5** Existing Kitchen with large window





# EXISTING FIRST FLOOR PLAN



**1** Existing opening between Living Room and study



**2** Existing double doors into Living Room



**3** Existing fire place in Living room



**4** Existing floor to ceiling windows in living room



**5** Existing balcony (no access)



# EXISTING SECOND FLOOR PLAN



**1** Existing staircase to third floor



**2** Existing Dressing Room for Master Bedroom



**3** Existing openings and storage space for Master Bedroom



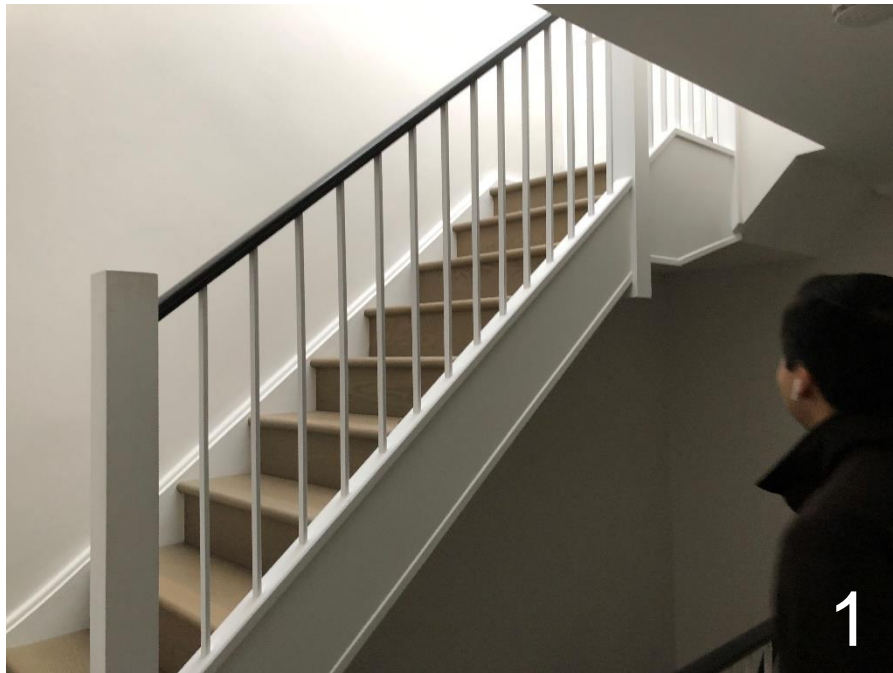
**4** Existing Master Bedroom with windows higher than necessary



**4** Existing bathtub in front of windows for Master Bedroom En-suite



# EXISTING THIRD FLOOR PLAN



**1** Existing staircase to Roof Terrace



**2** Existing En-suite for Bedroom 2



**3** Existing opening into bedroom 4



**4** Existing En-suite for Bedroom 2



**5** Existing Bedroom 3 with curved wall and dormer



**6** Existing curved wall with dead space in Bedroom 4

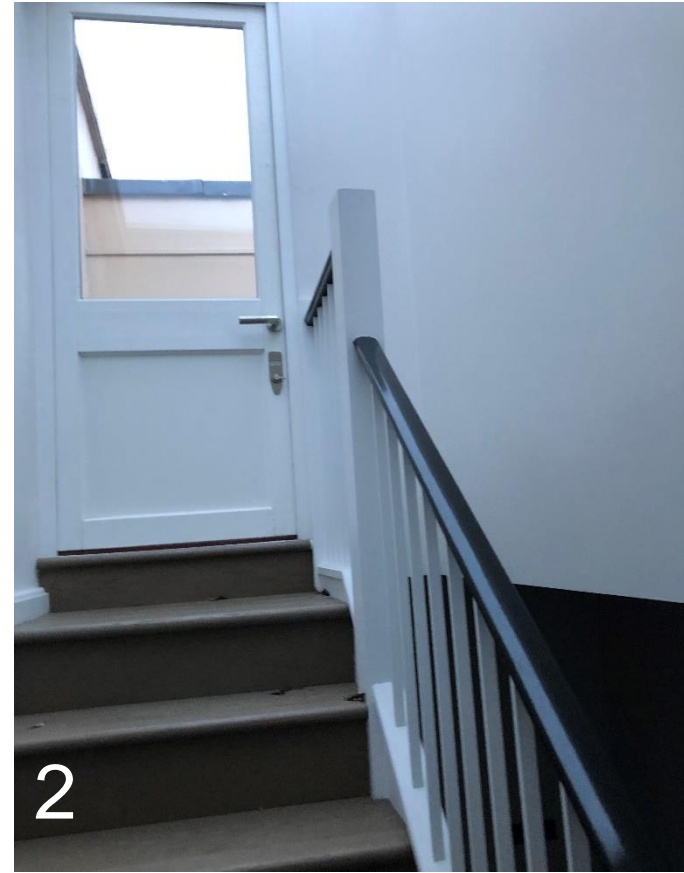




# EXISTING ROOF PLAN



**1** Existing winding staircase to Roof Terrace



**2** Existing landing on stair with door leading to further steps to Roof Terrace



**3** Existing lower level of Roof Terrace with access to storage cupboards



**4** Existing air conditioning unit on raised level of Roof Terrace



**5** Existing rooflights on timber deck