

## **Design and Access Statement**

### **Flat 1 and flat 5, 21, Fawley Road, London, NW6 1SJ**

- a description of the existing property or site
  - for example, key features, character, age and previous alterations that have been undertaken

The application site is a three storey Victorian house with single storey rear addition converted into flats with no significant external alterations/extensions.

- an explanation of the design principles and concepts behind the proposed development
  - for example, the scope of proposed development

The proposal involves the amalgamation of two flats into one with a small ground floor rear extension and associated fenestration alterations.

- a description of the intended use of the proposed development

The proposed use is one flat.

- a description of the layout of the proposed development
  - for example, how properties and public/private spaces will be arranged on the development site. Also their relationships with one another

One rear and one front flat will be amalgamated to form one large flat, with a small ground floor rear extension.

- details of the scale of the proposed development
  - for example, the height, width and length of new properties and public/private spaces

The small ground floor rear extension will infill between the existing bay window and rear addition while matching the height of both.

- a description of how public/private spaces will be landscaped in the proposed development

No changes to landscaping are proposed.

- a description of the appearance of the proposed development
  - for example, what materials and architectural styles will be used

The small ground floor rear extension is fully glazed to preserve the visual integrity of the bay window, while the glazing to the front will be matching timber, with metal glazing to the rear which is less visible from the street.

- an explanation of how local context has influenced the overall design

Proposed window materials visible from the street will match the neighbouring properties.

- details of the proposed access to the development site. How equal and convenient vehicle and disabled access to buildings, spaces and public transport is ensured and maintained.

One flat entrance door will be removed while the other flat entrance door will be retained for access.