

Design & Access Statement Flat 3 Southill Mansions NW3 2SL

Use

Flat 3 Southill Mansions is a first floor flat to the South side of the block, consisting of 2 bedrooms a reception room, kitchen and playroom with a single bath room. It has an external balcony with a small store room on the balcony .

Amount

The proposal is to raise the brickwork to this store room to provide standing head room new doors and replacement of the metal window. **The proposal is to widen the existing windows and to replace the railings so that these are building control compliant.**

Layout

The balcony is accessed from the playroom and kitchen. There is a minor internal alteration to open up the lounge to the hallway

Scale

The overall scale of the property is unaffected, with the new glazing deemed to be in keeping with numerous changes to the terrace throughout time, including to the top floor of the host building

Landscaping

The proposals would require no additional landscaping.

Appearance

The new glazing deemed to be in keeping with numerous changes to the terrace throughout time, including to the top floor of the host building. The minimal glazing bars and increase to the glazing is consistent with various other flats accross the terrace. The new rialings are in keeping and the oprnings are reduced in order to ensure safety and building control compliance.

Access

Access at the front of the property would remain the same as would the rear access to the garden. There is no disabled access.