Andrew C. Morris

70 Albert Street, London NW1 7NR

Design and Access Statement

**What should be included in a Design and Access Statement accompanying an application for planning permission?**

A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

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This is the Design and Access Statement for my application for planning permission for some proposed changes to the front garden and basement area of 70 Albert Street, NW1 7NR.

(a) explain the design principles and concepts that have been applied to the proposed development; and

This street is Grade-2 listed. The proposed changes to the front garden area are essentially to restore that area as closely as possible to its original state, given that the basement area has previously been enlarged by removing the coal cellars.

The proposed enclosure of the area under the arch leading to the front door, to make a lobby to the basement entrance, is similar in concept to the enclosures which many, if not most, neighboring houses have already made. It will also provide a draft lobby and extra storage space with very little change to the existing basement area.

At present the house has no access to the street from the basement, except via the front door. That is because we used to own 68 and 70 and the original steps to the basement to 70 were removed when the basement areas for both houses were combined. We recently sold 68 so the basement areas had to be separated again. The proposed steps are the same as the steps now at 68, which are made from the traditional materials of brick and stone.

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

There are no access issues for these very minor proposed changes. I believe that (b) is adequately covered by the points listed in (a) above.

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