**DESIGN AND ACCESS STATEMENT**

**PROPOSED ALTERATIONS TO FLATS 3 & 4, 2 NUTLEY TERRACE, LONDON NW3 5 BX**

**(At 1st FLOOR LEVEL)**

1. **Introduction**

The Design and Access Statement (DAS) accompanies an application for the replacement of 2 windows with 2 French doors at the rear first floor level, and also providing two small balconies there. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for minor alterations to the rear of an existing house, some aspects such as the social and economic context are of limited applicability.

**2. Design Principles and Concepts**

The site is located in the Fitzjohn’s Netherhall Estate Conservation Area, on the corner of Daleham Gardens and Nutley Terrace. This modern house is a free standing property, set well back from the road. The construction of the house is of traditional materials, mainly in red brick. The house was constructed in 1995.

The site has an area of approximately 830m2. The house comprises of six flats. Flats 3 & 4 occupy the first floor of the house.

Those two flats do not have any outside space, while other flats in the building benefit from extensive terraces and balconies.

The proposed alteration will provide small balconies for the occupiers of these two flats.

The proposed balconies will not cause any sunlight loss to the flats below. This is due to the orientation of the building (the rear elevation faces south) and small projections of the proposed balconies.

The proposal will have very little or no effect on neighbouring properties, as there are already other terraces and balconies on the house. Overlook onto neighbouring properties will be minimal, due to tall mature trees and the size of the gardens.

Access to the property will remain unaltered.

**3. Layout**

The layout of the two flats will remain unaltered except for the two living rooms where the rear windows will be changed into French doors.

**4. Scale**

A rear elevation drawing is included with the application. The front elevation is unaffected by the proposed changes.

**5. Landscaping**

Landscaping of the site will be unchanged.

**6. Appearance**

The design concept has been to create two small balconies, with metal balustrades to match the existing ground floor balcony.

**7. Access**

The access to the property will remain unaltered.