

## DESIGN & ACCESS STATEMENT

**Location:** Flat 1, 20 Hampstead Hill Gardens, London NW3 2PL

**Proposal:** Reconfiguration of stairs and enclosure of porch.

The application seeks permission to alter entry to the lower-ground flat at 20 Hampstead Hill Gardens. The existing stairwell leading to the flat is predominantly external. Although it is partially covered by glass it allows the rain water to cascade over 8 steps to the entry door landing. The landing is about 1.4 metre below ground level. The water drains to the manhole below but leaves and other airborne debris which settle at the bottom of the stairwell frequently block the drain grid. The staircase on the other side of the entry door is also inadequate, there is not enough landing space to safely open the door. The application proposes to reconfigure the staircase so that it complies with present building regulations. It also proposes to enclose the porch. The stairwell area that will remain external will be smaller and just three steps deep with an improved modern drainage system that is easy to maintain. The enclosure of the porch will also improve the flat thermally. The enclosing elements, i.e. the roof, walls and door, that are proposed are in line with the character of the house and its surroundings.