

Introduction

Design & Access Statement- REV A 040420

Proposed conversion of an existing 3 bed maisonette, currently arranged over the upper and lower ground floor levels into 1 two bed flat and 2 studios.

This statement accompanies a planning application to convert an existing 3 bed maisonette, currently arranged over the upper and lower ground floor levels into 1 two bed flat and 2 studios.

Context

245 Oxford Road is part of Prospect Terrace (a grade 2 listed) a four storey terraced building, with an open plan frontage providing parking bays and bins storage area, with a private rear garden accessible to upper ground floor level.

Design

The proposal is limited to internal works with the exception of 3 extract grills and reinstatement of double door at the rear (please see proposed rear elevation). The proposed layout at upper floor level is arranged in a manner that minimises unnecessary removal of internal walls (please see proposed upper ground floor plan).

Minimum original internal walls are proposed to be removed at lower ground floor level also. This is to respect the listed status of the building (please see proposed lower ground floor plan).

Access

The existing separate external entrance doors to the front of the property currently available to both the lower and upper ground floor levels, via a stepped approach shall be utilised.

We are proposing to reinstate access to the rear garden for the upper ground floor flat by reinstating the original double door.