

## **DESIGN & ACCESS STATEMENT**

**25 Berridge Mews, London, NW6 1RF**

### **Proposed Single Storey Rear Extension**

#### **INTRODUCTION**

The owners of the property wish to improve the Kitchen and rear ground floor living spaces by way of a new 3m deep single storey rear extension.

#### **USE**

The property will remain as a single dwelling.

#### **AMOUNT**

The existing floor area including the garage amounts to 114m<sup>2</sup> and the site area is 184m<sup>2</sup>. The new extension will add 28m<sup>2</sup> of floor area.

#### **LAYOUT**

The ground floor consists of a small Kitchen, Dining area, a Living Room, Garage and Toilet on split levels. The first floor contains three Bedrooms and a common Bathroom which is also on split levels.

The layout is simple and conventional.

#### **SCALE**

The proposed single storey extension will have an eaves height of 2.6m and a n overall height of 3.5m. No part of the extension will be more than 4m in height.

#### **LANDSCAPING**

The landscaping will include the laying of new concrete paving slabs to create a new patio area. The remain part of the garden will be retained as a plain lawn.

#### **APPEARANCE**

The extension will be constructed using a facing brick to match existing. The new windows and doors will match the style and detail of the existing.

The mini pitched roof will be covered with artificial slate to match existing.

The whole appearance of the extension will mimic the style of the existing property giving the feeling that it was part of the original construction.

#### **ACCESS**

Access to and from the property will remain as existing.