

## **12 GRANGE GARDENS, NW3**

**DESIGN AND ACCESS STATEMENT – DRAWING REF: 12GG.D&A.01 – 17.01.2013**

### **Background**

This single-family residence was developed as part of a residential complex of a number of similar-styled houses in the 1980s (by Levy, Benjamin and Partners). The development is accessible from Templewood Avenue and is located in an elevated position on the road.

### **Proposal**

The proposal seeks to increase the area of the kitchen / dining room by extending an existing door / window element to the rear elevation. The existing door / window element is configured in a “bay setting” with glazed elements on 3 sides. The proposal seeks to increase the size of the door / window element under the adjacent overhang.

Given the nature of the proposal, this extension is of a relatively modest scale, and is both contextually sensitive and straightforward addition to the property.

### **Landscaping**

The increase of the window size has minimal impact of the rear garden and only a very small portion of the hard-landscape area adjacent to the existing window is utilised – the garden is thus largely unaltered.

As the extended area of the window is located under an over-hang, no additions to the first floor / roof are required. The existing solid ground base (under the overhang) shall be utilised to support the window frame and no excavation / foundation work is required.

### **Appearance**

The door / window configuration shall be modified to match the existing set of doors and the finish on the door frames is also to match the existing set. Clear glass as per the existing shall be used.

### **Use**

No changes to use are intended.

### **Access:**

The new set large opening sliding / folding doors to the garden would allow a significant connection to be made from the interior to the garden landscape and the wide opening would allow easy access. No significant alterations are made to the access strategy currently present in the residence.