

GARDEN FLAT
56 PARLIAMENT HILL, LONDON, NW3

DESIGN & ACCESS STATEMENT
PROPOSED SINGLE-STOREY EXTENSION

The lowest floor of the existing large 4 storey house comprises a self contained garden flat entered at the front about 2.1 M. lower than street level, but, because of a change of level across the site is at and above garden level, of which it has exclusive use.

The original house is converted into flats, was built as a typically mid-Victorian semi detached villa with brick and stone (now painted) details. As usual the garden elevation is plainer than the front, (and in the past has suffered unfortunate changes to the upper windows).

The Garden Flat has a pleasant garden which because of the existing arrangement of windows is both physically and visually cut off from the garden. In addition the existing main living-room is badly lit because of the existing windows.

The proposed extension is intended therefore to increase visual and actual access to the garden, and in addition admit more day-light and sun-light into the flat.
Being at garden level, the proposed extension will not overlook the neighbours.

It is proposed that the extension will be built of brick to match the existing garden elevation, and of white sliding folding doors of a module 1.2M. wide to match the large scale windows on the two floors above.