

109A ISLIP STREET, LONDON NW5 2DL

## DESIGN AND ACCESS STATEMENT

The maisonette occupies the lower two floors of a three storey terrace property in a Conservation Area so the extension has been designed to be in keeping with the neighbouring properties and to be non intrusive to the adjoining owners. The maisonette currently has two bedrooms on the ground floor and a small kitchen/ dining at the rear. The owners wish to enlarge the flat so that it is large enough for growing family. The proposal is to build a conservatory to be used as a dining space and to create a further single bedroom to the rear part of the lower ground floor. The new areas for the living/kitchen/dining area complies with the new Mayor of London guidelines for a 3 bedroom, 5 person flat.

The materials proposed for the extension are external and party walls in brick to match existing with colour coated aluminium doors and patent glazing.

The design of the property on split levels does not lend itself to disabled access but the family area will lead straight onto the long garden