



## DESIGN STATEMENT

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Job Ref: 141  
Job Title: Flat 2, 3 Nutley Terrace, London NW3 5BX  
Doc Ref: **141\_Design and Access Statement\_1110-24.doc**

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### **Description of the Existing Building**

The property is a two bedroom flat located on the ground floor of a converted, detached residence originally built in 1880 and situated within the Fitzjohns Netherhall Conservation Area. The building is of brick construction and features sash windows, bay windows and decorative friezes typical of the Victorian period.

Consisting of six flats in total, there have been a number of minor internal alterations made to the building. There is also a black metal balcony to one side which is not original and sits above the garden of the flat to which this application refers.

### **Proposed Works**

The proposal is for a small extension to the existing kitchen that will project into the small garden walkway to the side of the building and sit within the property boundary. It is to be constructed primarily of glass so as to be visually lightweight and unobtrusive and also to maximise daylight for the occupier.

The contemporary addition will total less than 7 sqm in total and will sit independently beneath the balcony of the flat above. The appearance from the street will remain largely unchanged, with its façade to be clad in a manner similar to the existing gate. Further to this, there are numerous large trees which bounder the property and will act to largely exclude the extension from public view.



## ACCESS STATEMENT

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### **The Development/Proposals**

The existing property is a ground floor flat located within a three storey, Victorian residence.

The client intends to add a small glass extension to the existing kitchen.

### **Vehicular and Transport Links**

The building is an existing building. Vehicular and transport links are as existing via adjacent streets. There are no further provisions for vehicular access to the building over and above the existing.

### **Inclusive Access**

The existing provision for primary access to the premises is via the existing front entrance doors and this will remain unchanged.

There is also occasional access to the garden via an external gate and this will be maintained through the new extension through concealed double doors in the external cladding and through the kitchen joinery.