

27<sup>th</sup> April 2011

## Design & Access Statement

**Ref. : Flat 2, 91 Greencroft Gardens, London, NW6 3PG**

This application regards the proposed works to the above property.

The main factor in the design of this application is the intention to demolish the existing extension to the original rear face of the building and construct a new extension.

**1.** *The following drawing numbers show the existing layout and elevations. Photos of the rear are also included for further understanding of the existing structure.*

- DRPCAD\_5100\_1\_a
- DRPCAD\_5100\_2\_a
- DRPCAD\_5100\_3\_a
- DRPCAD\_5100\_4\_a

**2.** *As seen from these drawings and photographs, there is currently a yellow brick extension roughly 4.5 metres from the original rear face of the building. To the left, a lean-to timber conservatory with raised decking and steps leading to the garden.*

**3.** *The following drawing numbers show the proposed layout and elevations.*

- DRPCAD\_5100\_5\_a
- DRPCAD\_5100\_6\_a
- DRPCAD\_5100\_7\_a
- DRPCAD\_5100\_8\_a

**4.** *Drawing "DRPCAD\_5100\_5\_a" details the new extension, constructed from the same yellow stock brick as existing. A glass lantern is indicated on the roof. The height of this is kept within the same height as existing. A new orangery construction in the same yellow stock brick is proposed to the left in order to extend the living space ensuring the construction height is retained beneath the party wall. This would replace the current timber conservatory.*

**5.** *The sliding doors would be Oak Bi-Fold.*

**6.** *The sash windows and patio French doors in Softwood Painted Timber.*

**7.** *All new glazing to be double glazed units.*

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