



Design and Access Statement
51 Aberdare Gardens, London
May 2010

buschow henley

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Design and Access Statement

Design

The proposed work to the existing Victorian house involves the erection of a single storey rear extension. The proposed development will match the overall style of the conservation area.

The scale and style of the new rear extension is proposed to follow similar developments having been carried out in neighbouring properties. The design consists of a brick extension that will consolidate the existing rear annex and the space directly outside the existing rear doors. New timber sliding folding doors will be installed to provide access to the garden. A new window will be constructed to provide light into the proposed kitchen and views to the garden. A clear-storey window will be included to allow light to get to the depth of the living room and will provide high level natural ventilation

The brick will be chosen to match the existing as much as possible. Sliding folding doors will be added to the rear elevation and timber windows inserted as shown, windows on the side elevation will be decorated to match the existing adjacent windows.

The alterations to the ground floor flat allow for the property to be upgraded to modern standards, creating a level access three bedroom apartment.



Existing garden elevation with rear annex

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Access

The access to the flat is through a communal hall, which is not part of this application.

The proposed extension to the ground floor flat provides level access throughout. New external treatment will allow a minimal threshold to the garden.



Left: Existing southwest elevation of rear annex
Right: Existing northeast elevation of rear annex

