

## **Design and Access Statement**

### **Rear Extension - 93 Greencroft Gardens, London. NW6 3PG**

#### **General Site Context**

The property is situated on Greencroft Gardens, NW6 in South Hampstead midway between Finchley Road and West End Lane. It is semi detached 4 storey property split in to self contained flats.

Planning permission is requested for a single storey rear extension at ground floor level.

#### **The Site**

The site is approximately 39m in length and 12.5m in width, with parking behind a large boundary hedge to the front. The rear garden is enclosed on all sides by other domestic gardens. The property is ringed in red on the location plan.

#### **Access**

Access to the site is via the public footpath, this will remain as existing. Access is possible to the rear via a path to the right hand side of the front elevation and will also remain unaffected.

#### **Design**

Flat 3 is accessed from the common parts of the property and is a 2 bedroom flat. The proposals indicate an extension of the existing kitchen to allow for a larger kitchen area. The rear elevation of the property at ground level is a mix of a timber framed conservatory and an existing single storey rear protrusion typical of the area, constructed of yellow stock brickwork with a creasing tile detail and raised parapet wall.

The extension will extend the rear brickwork protrusion in length and will match the width and height of the existing structure. The timber framed sash window currently present in the rear elevation will be re-sited in a matching position on the extended building.

The asphalt roof will be extended along with the creasing tile feature and parapet wall with matching coping stones.

New sliding folding doors are proposed to the east elevation to provide access to the existing decking area. A flat lying roof-light is also proposed to the extended flat roof to provide extra light to the kitchen, it will not be visible from ground floor level.