

FGC ARCHITECTS

76 PARKHILL ROAD, LONDON NW3 2YT

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Our Ref: 259/21/FGC

Your Ref:

Date: 17th March 2010

DESIGN AND ACCESS STATEMENT
FOR THE
PROPOSED REAR EXTENSION AT MAZZA/INE LEVEL
FOR THE STUDIO AT
76 PARKHILL ROAD LONDON N.W. 3 2YT.

The property is located at the rear of the main building and on part of what was once the rear garden of the main building.

Access to it is via the front of the property down some steps to the side of the main building to lower ground level to the front door of the studio and then via an internal stair to mezzanine level. The extension overlooks the garden of the studio.

The proposed extension is over the existing rear ground floor extension and although small in size would provide a great improvement to the habitable qualities of the studio.

The extension is unobtrusive and does not adversely affect the view and light of the neighbouring properties. Indeed with the surrounding high hedges round the garden the extension would be hardly noticed from the neighbouring properties.

The properties at the rear of the studio (Mall Studios) are quite a distance away from the proposed extension and with the existing high hedge between them the extension will not be that visible.

The proposed finishes to the walls and roof match existing.