

52 FORTRESS ROAD, LOWER MAISONETTE
DESIGN AND ACCESS STATEMENT

We are proposing to demolish the existing rear extension which is badly designed and constructed and was built without Listed Building Consent, and to build a new Extension in its place. This will be very marginally larger than the existing one and will be more in scale with the rear elevation of the main building.

DESIGN

The Extension is at Basement level which is lower than the rear garden, and its full height is minimized as a result. The end wall extending from the garden party wall will be built in matching brickwork, but the main walls and roof will be a carefully detailed glazed conservatory structure. The delicacy of the structure and the transparency of the glass will compliment rather than compete or clash with the main building.

ACCESS

The existing access from the Extension to the garden is by a small and steep set of steps. We propose to lower the area immediately around the extension and build new steps up to garden level that are easier to negotiate.