

92 Greencroft Gardens
Design & Access Statement
David Bulmer 11.01.10

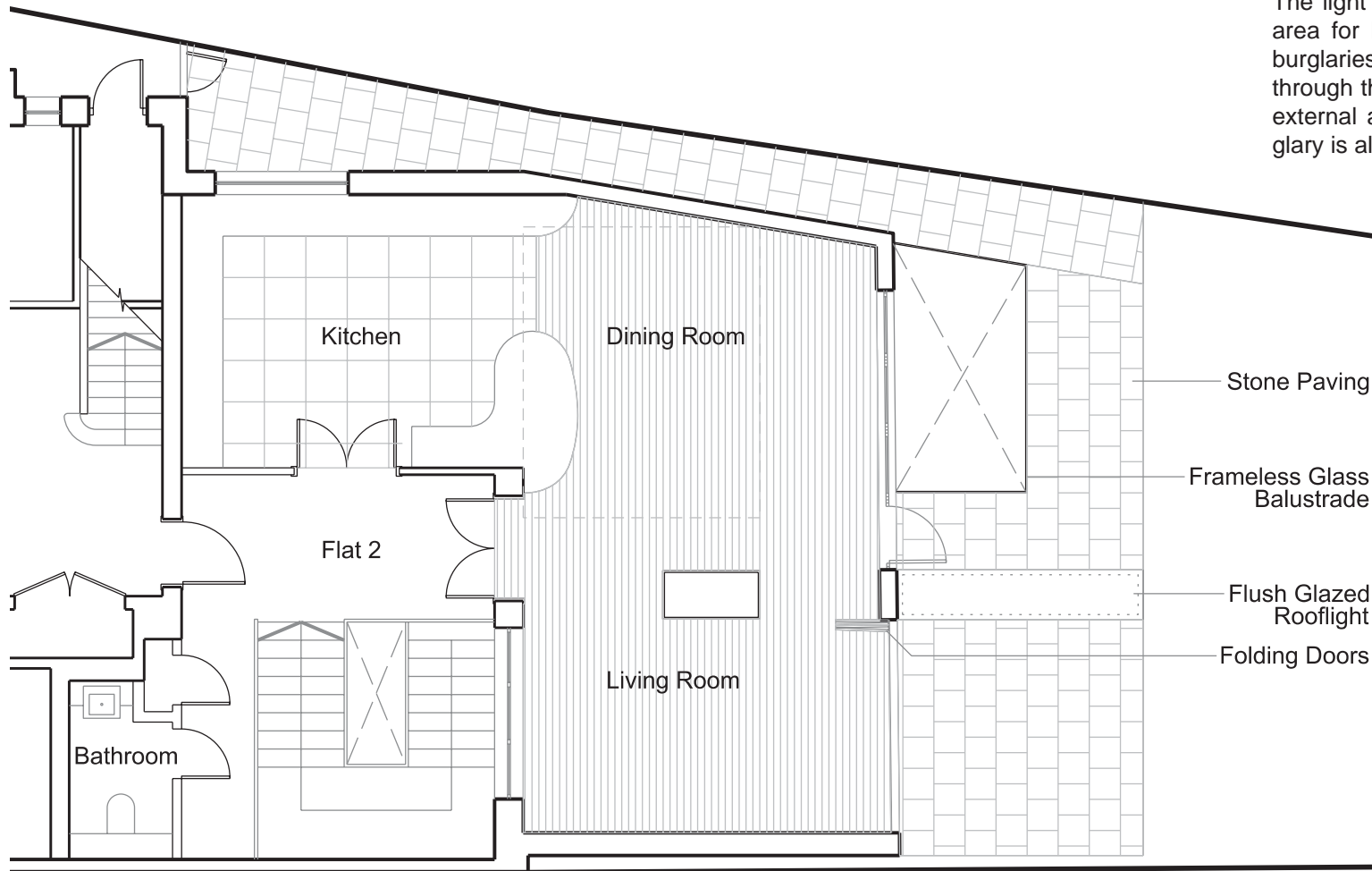


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The proposal intends to appropriate part of the lower ground floor external light well for use as internal living space.

By doing this, a connection is also made at ground floor level from the main living space to the garden.

The light well currently provides a potential sheltered area for burglars. The applicants have suffered two burglaries in the past year, with access being gained through the light well. With the removal of the existing external access down to this area, the threat of burglary is also reduced.



Frameless Glass Balustrade

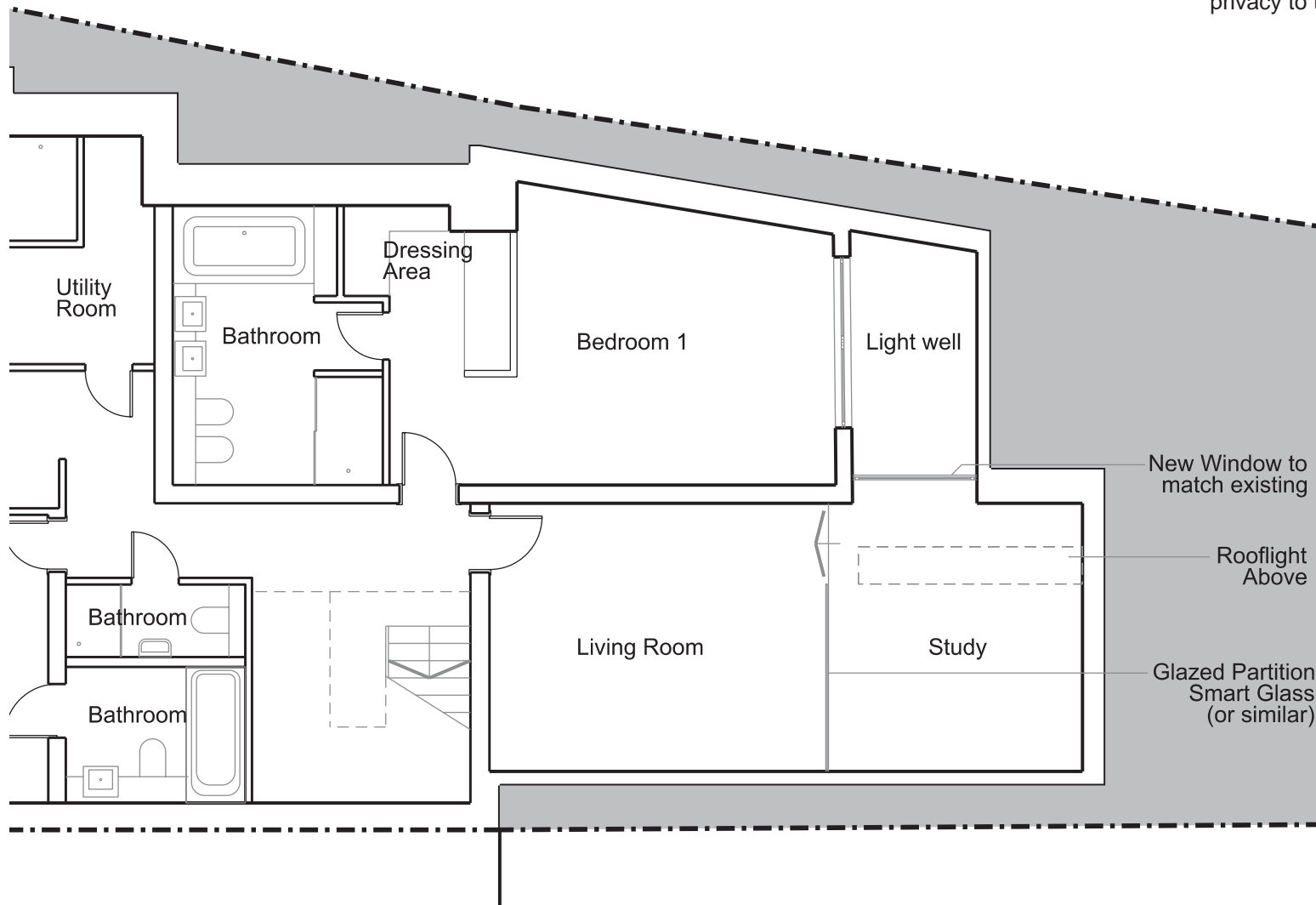


Flush Glazed Rooflight

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Light is admitted to the new internal space through a new window and roof light.

A glass partition provides a degree of separation between the new and existing areas. This will be a Smart-glass (or similar) partition, which can be made translucent or transparent by passing an electric current through it. When translucent the partition will provide privacy to the study, but also transmit light.



Model to show light condition from new roof light