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Ref: 23/NZ

Proposed Rear extension at 21 Gayton Road, London NW3

DESIGN AND ACCESS STATEMENT – December 2007

The design proposal is to increase communication between the basement floor and the ground floor at the rear side of the property. In order to do this we extend the rear walls to provide a new glazed wall extension over part of the enclosed court yard.

The extension will bring more natural light in to the rear basement area and ground floor area, which is much needed. We also aim to create an open plan space for the dinning room and the kitchen on the ground floor and a bigger bedroom on the basement floor.

The extension and the courtyard will be separated by timber frame French doors and large timber frame windows that would create a seamless internal/external space.

The roof top of the extension will be made of slates, to much the original, with one velux window on the basement level and two more on the ground floor level.

The materials that we will use will be brick, slate and timber to match the existing and the other surrounding building in the neighbourhood.

ACCESS

There are no access issues to address with this design proposal.

The proposed openings at the rear part of the property will generally improve access circulation within the basement and the ground floor level.



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