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Flat 4, 33 Greencroft Gardens, London NW6 3LN.

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DESIGN AND ACCESS STATEMENT.

Flat 4, at second and third floor, at 33 Greencroft Gardens London NW6 3LN, is a self contained 2 bedroom maisonette occupying the entire second and third floor of the building.

By moving the entrance to the apartment from second floor to the first floor enables us to include the landing area, approx. 4 sq.m. and use it for a bath room and by changing the lay-out another bed room can be added to a total of three.

The lounge at third floor level will be grossly improved by extending the existing dormer to the rear and adding a new dormer to the flank wall side of the building. Adding a roof terrace will further improve the function of the lounge, following the pattern of terraces at the two neighbouring houses, 35 and 37 Greencroft Gardens.

The new dormer and the dormer extension are both constructed in material to match the existing, with timber windows painted white and cladding to the cheeks in lead.

The railing to the proposed roof terrace will be constructed in cast iron painted black.

The window to the landing between first and second floor is lifted to line up with the window to bedroom 1 and extended to the same height.

Aron Sloma, ARIBA

