

Design And Access Statement

Re: Proposed Single Storey Extension-Flat 2, 108 Greencroft Gardens NW6 3PH

The proposal is for a single storey rear extension, to replace the existing conservatory. It will be a lean-to construction, with a fully insulated tiled roof, double-glazing to all sides and double-glazed French doors onto the garden. The floor level will be a continuation of the existing floor through from the sitting-room and dining room.

The flat is on the ground floor, and accessed from a shared a communal entrance and hall at ground level, with a front path directly onto Greencroft Gardens. There is no change to the nature or the structure or the access to the common building as such, which houses five independent flats. There are no dedicated parking places for the building but there are resident parking spaces immediately outside in Greencroft Gardens.

The existing conservatory is a poor quality structure, with a Perspex roof covering and this new replacement addition will greatly enhance both the appearance and 'U' value of the property.

Greencroft Gardens is on a one way system leading directly to Swiss Cottage. Swiss Cottage and Swiss Cottage Underground station and Finchley Road overground station are within five minutes walk of the property. Numerous bus routes are available at Finchley Road and Swiss Cottage.