

PETER HEWLINS DESIGNS
128 Duke Road
London W4 2DF

Mobile 0797 381 4108 e-mail phewlins@aol.com

2d May 2014

Design and Access Statement for a rear extension to make a
ground floor sitting room and breakfast room off the kitchen

10 Royal College Street
London
NW1 0TH

Access

The access and design brief for the rear extension is to try and make the house more fluid. This can be achieved by making the sitting room more in touch with the ground floor at garden level so that the living space is more on one level. Currently the house is not balanced as the living room is on the first floor.

Design

The design aims to make the living space more accessible. The design has a green sedum grass roof, windows that are going out on to the garden to create a more open atmosphere with an open plan feel. On both the ground and garden level.

We recently completed building a summer house which has made the garden more accessible but the sitting room is still on the first floor. It was felt that if the sitting room was moved down to the ground floor it would make it more accessible.

Please Note:

Planning application reference 20075887-P for a two story rear extension for numbers 6, 8 and 10 royal college street. This was originally granted in 2009 and work commenced in 2010. So it is still active.

Peter W.H. Milburn