

## Design and Access Statement. 31<sup>st</sup> July 2014

37 Buckland Crescent, London NW3 5DJ.

### Context;

No 37 is a semi-detached Villa around c1860 of three bays with later side extension. The Front elevation is of painted stucco, with the rear elevation of exposed stock brick. The building consists of Ground (Garden) First, Second and Third floor levels.

### Development;

The proposal is to create a small rear extension to infill on the ground floor by removing an external staircase garden access that is no longer required, and to create a study room on the first floor.

### Layout;

No changes to the existing internal layout.

### Scale;

The proposed scheme is of the same width and on the same right hand side of the original infill extension of the building, the projection of the ground floor from the host building is within previous schemes recently granted permission on the east side of Buckland Crescent.

The first floor level has been reduced in projection to match the existing line of the ground floor extension.

Similar schemes have been completed at 29,45,49 and 51A Buckland Crescent.

### Appearance;

The entire ground floor level is proposed to be in the same 'Taupe' coloured render to unify the garden elevation, with the first floor to be constructed in stock brick to match the host building with openings and brick arches to match existing for continuity. Areas of glazing at both levels are to match existing opening sizes, and traditional type railings are to be retained.

### Landscaping;

No landscaping will be required.

### Access;

There are currently two points of entry to the rear garden via the main front door at first floor level or via the ground floor door. They are both accessed by steps and therefore not suitable for Disabled/wheelchair access.