

DESIGN AND ACCESS STATEMENT

24 PLATTS LANE, LONDON, NW3 7NS

DESIGN

The property is semi-detached and was totally refurbished in 2007 to provide a family dwelling house.

The property is in the Reddington and Frognall conservation area.

There is off street parking for three cars and a good quality rear garden and patio.

Since 2007 the family need for space has increased with the maturing of the young family.

The requirement is now for increased internal living space.

This can be achieved by infilling the patio between the houses.

There is an 1800 high timber fence between the properties in need of repair.

The glass conservatory proposed will be the same height as the existing roof next to the main dwelling sloping to 2748 high at the garden end.

A 650 wide strip will be retained for planting and cleaning the glass side wall.

ACCESS

There is no mobility access to the house. The proposed extension neither improves nor makes worse the access.