**12 Leverton Street, London NW5 2PJ**

**Design and Access Statement**

**Description**

A brick built mid terrace house – built in approximately 1845 – of typical construction. It has a flat roof single-storey extension to the rear of the building that we believe was built approximately 30 years ago.

**Reason for Works**

The single story construction is of poor quality, and is dark and cold. We wish to replace it with a more functional, better-designed single story conservatory style structure, approximately 1 metre further in to the garden. This will provide a more functional kitchen and seating area, with better space suited to the needs of modern day living.

**Design Solution**

We have considered various options and have looked at similar constructed solutions, including the glazed glass precedent at 14 Leverton Street giving various design constraints as dictated by the position of windows and foul and rainwater drainage. We believe that a simple mono-pitch conservatory style structure, with an arrangement of full height, fully glazed windows and French doors is the best solution for this property.

We have made a conscious decision to avoid using uPVC so all visual structural elements and fenestration will be in painted timber giving it a traditional appearance.

We are also using fairface London stock brickwork to blend with the existing rear elevation wall of the house.

**Access**

Access to and from the property is not affected by these proposals.

Because the interior floor level and the external paving level will be the same, it means that access to the garden will be made easier.

4 March 2016