



O.S EXTRACT 1:250 @ A3

DESIGN AND ACCESS STATEMENT

The attached proposal is for a rear two storey extension to Flat 1 , 8 Frognal, NW3

This proposal follows a previous approved application for a single storey rear extension ref 2013/1911/P.

This application revises the above approved design by lowering the extension floor level 350mm and increasing the height by 150mm giving an overall height of 4400mm above datum, this allows us to create an upper gallery level which is open to the main extension space.

It is proposed that the flat roof is detailed as an intensive green roof system and fixed planters are detailed to the boundary line to soften the perimeters of the flat roof.

The rear elevation is detailed as stock brickwork with metal "critall style" windows and doors as a full glazed screen, the screen is broken up with an expressed steel frame which follows the structure of the extension.

The rear garden is excavated at the lower level to create a new lower terrace and the new steps up to the retained garden level , both existing boundary fence panels are retained and are at heights that mask the proposed extension.

There is no work to the front of the property proposed and as such no front elevation is attached.

As an existing residential property with steps no disabled access has been planned for.

