

**Lower Ground Floor Flat**  
**13A Ospringe Road, London NW5 2JD**

**DESIGN & ACCESS STATEMENT**

This Design & Access Statement accompanies the planning application by KSTTK Properties for the alterations to and rear extension of the lower ground floor flat at 13A Ospringe Road, London NW5 2JD.

**Design**

The proposed extension will provide approximately 25.5sq.m of further living space, allowing for the current internal layout to be generally improved and a further bedroom to be provided. The extension shall be constructed leaving a courtyard between the new living space and bedroom 1 so as to allow light to enter the bedroom. The flat green roof of the proposed extension stands at 2.9m above ground level and is part sunken into the garden to allow for continuous internal floor and ceiling levels.

The existing bay window opening to the first floor shall be retained as existing, but the window replaced with double doors with a frame profile to match the existing as closely as is practically possible. These shall open onto a small terrace surrounded by black painted metal railings to match those existing at 3<sup>rd</sup> floor and roof level, with obscured glass screens to a height of 1700mm to each side to avoid direct overlooking into the neighbouring gardens.

All new windows and doors will be to match existing, as will all facing materials to the proposed extension.

Generally all areas of the proposed new construction, i.e. walls, floors, roof, windows, heating & hot water will be designed and specified to exceed the current requirements of Approved Document E (airborne & impact sound) and Approved Document L (conservation of fuel & power) of the Building Regulations.

**Access**

There will be no additional parking requirement resulting from the proposed alterations to the flat.

Access via the external steps from street level shall remain as existing.

**SAVAGE & POTTINGER DESIGN LTD**

**July 2016**