

**Re: 4 St John's Wood Park, London, NW8 6QS**  
**Design and Access Statement.**

**1982 / D&A/R 1**  
**15/05/17**

**A Access.**

- 1.0 There is no change to the existing access arrangement to the property

**B Design.**

1. The existing three story brick dwelling has an extremely unsympathetic (later) rear extension in the form of a single story conservatory with a large projecting splayed glazed roof, and "wing" lean-to pitched tiles roofs. Its scale, form and materials bear no relationship to the host property
2. The new single storey flat roofed conservatory will be constructed with traditional materials, to match the existing original house.
3. The scale and form of the new conservatory is more in keeping with the host property, and it will have minimal visible impact on the public realm.
4. The adjacent rear ground floor doors and existing windows are re designed to match the proposed conservatory to provide a homogenous treatment to the rear ground floor elevation.
5. The new extension will be highly durable and sustainable, reducing energy by incorporating a high level of thermal performance and low energy light fittings, thereby improving environmental performance and reducing its carbon footprint.
6. The new extension will incorporate security measures to deter crime (window / door compliances; alarm)