

# **DESIGN & ACCESS STATEMENT**

For Rear Garden Patio

at

**38 Crediton Hill**

**London NW6 1HR**



Prepared by:  
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## **1. INTRODUCTION**

The subject property is a three-storey residential building with a loft conversion located in the Kings Cross St. Pancras Conservation area. The building has been divided into three two bedroomed flats.

## **2. PROPOSAL**

The property currently has a paved patio in the rear garden adjoining the house.

In the past the building was extended beyond the length of the existing patio.

It is proposed to remove the existing patio and install a patio which extends for the full depth of the rear extension. The patio is to be 0.36 metres above the rear garden as opposed to the current elevation of 0.27 metres. This will result in a smaller step out of the house.

## **3. ACCESS STATEMENT**

The access to and within the property is not affected by this development.