

DESIGN & ACCESS STATEMENT

FLAT 1, 14 NETHERHALL GARDENS, LONDON, NW3 5TH

HISTORY

The blocks of flat were newly constructed following demolition of a property about 7 years ago. There is a communal car park in the basement with lift access to each floor.

Flat 1 is a 4 bedroom residential property about 261 sq.m occupying the ground floor and lower ground floor. Access between the floors of the flat is via a staircase.

ACCESS

Access to Flat 1 is from a common entrance hall leading in from Netherhall Gardens at one level.

The proposed breakfast room is at the same level as the existing ground floor level. Access has neither been improved or compromised.

PURPOSE

The purpose for the extension is to provide a breakfast eating area within the garden environment utilising a small area of garden.

SCALE

Given part of the garden is raised just over 50% of the proposed breakfast room is visible from the rear boundary.

The main concern is light pollution and this can be overcome by using adjustable blade louvres (shut and open at 30 degrees) to protect windows above.

The floor area of the extension is minimal compared with the area of open space.

DESIGN

The selected design is predominately glass to minimise the visual impact on the existing structure.