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## **DESIGN & ACCESS STATEMENT**

**Works:** rear extension and alterations and garden structure  
**Location:** 14 Hollycroft Avenue London NW3  
**Job reference:** 0226

1. **Amount**  
3.4 metre deep conservatory and 3.4 metre deep extension to existing lower ground floor self-contained flat. Terrace formed over the proposed ground floor extension with access from the upper flat.  
Four metre by six metre summer house to rear of the existing garden.  
It should be noted that a larger extension to the rear has previously been permitted but not built and the proposed summer house was also permitted with a slightly different siting.
2. **Layout**  
Minor internal alterations related to the extensions.
3. **Scale**  
existing period property
4. **Landscaping**  
Rear steps and terrace area modified to suit rear extension.
5. **Appearance**  
No changes to the front. Rear alterations and extension to match the existing materials.
6. **Use**  
residential
7. **Access**  
existing front and side access

**Distribution:** Camden planning