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# Design & Access Statement

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***Ms. Patricia Cogram***

***RE: 33 Roderick Road NW3 2NN***

The purpose of the proposal is to gain additional space by carrying out a ground floor side and rear extension with a lightwell to expand the kitchen and dining space.

The proposed works will relate to the existing building by having new access from the existing kitchen. The existing window will be converted to an opening to access the kitchen and dining area.

There will be new sliding doors at the rear to access the garden. The dining area will have a side window.

The existing bedroom at the rear of the property will have a new smaller window instead of French doors.

The side roof will be a glass roof, and the rear part of the extension will have a flat roof.

There should be no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension. There will be no significant detriment to residential amenities.

The proposed development will be subordinate to the existing property in mass and scale.

The design, scale, proportions, siting and materials will be in keeping with the character and integrity of the property, adjoining buildings and the wider area, and thus the character and appearance of the conservation area will be preserved.

The siting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.