

## **3c PRINCESS ROAD LONDON NW1**

### **DESIGN & ACCESS STATEMENT**

This Design & Access Statement accompanies the planning application by Christina Collier for the construction of new third floor roof extension with dormer incorporating 1 bedroom.

There will be no increase in the width of the building. The eaves line will remain unchanged.

All new windows will be made in sustainable 'Accoya' hardwood sashes and casements and painted white to match existing. The new external facing materials will match those existing London stock brick, and Eternit roofing slates with code 4 lead cheeks to the dormer.

The extended building will retain its existing overall proportions within the street-scene, and will respect the amenity and setting of neighbouring properties.

#### **Parking**

There are no existing parking spaces, parking bays are located at the front of the property.

Generally all areas of the proposed new construction, i.e. walls, floors, roof, windows, heating & hot water will be designed and specified to exceed the current requirements of Approved Document E (airborne & impact sound) and Approved Document L (conservation of fuel & power) of the Building Regulations.

Access to the main building will remain as existing up to first / second floor half landing where a new top flight will be introduced. The access to the flat is altered to allow better internal circulation space and the introduction of a new spiral staircase to serve the new third floor bedroom.

**ROBERT SAVAGE & ASSOCIATES**

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