

45A RODERICK ROAD, LONDON NW3

#### DESIGN AND ACCESS STATEMENT

The house is in a Conservation Area and therefore in order to maintain the existing street scene it is essential to preserve as many of the existing features of the houses as possible. The flat is at ground floor level with a good sized garden. It consists of two bedrooms in the main original part of the house and later extensions which are not well organised and do not give a good living/ dining kitchen space in relation to the size of the bedrooms. It is proposed that in order to create a better kitchen and dining space two small extensions will be built. Currently there is a lean-to conservatory at the side of the kitchen which is badly insulated and not in keeping with rest of the property - it is intended that this will be demolished so a larger kitchen can be erected in its place but with a wider footprint incorporating the party wall between no 45 and no 43. The client has agreed this in principle with Circle 33 who are the owners of no 43 - it will not block any light from the adjoining property and the existing wall is not in good condition. The kitchen will have a rooflight and door to the light well which will match the new conservatory/dining space which is proposed at the rear. This will project into the garden by 2.5metres and will not affect either neighbour - it will be light glazed garden room in keeping with the period of the original houses in the terrace. The conservatory has been placed away from the intrusive staircase giving garden access from the first floor of no 47. The materials proposed for the conservatory are painted timber doors and windows with colour coated aluminium gutters. The new party wall would be built from bricks to match existing. The flat is currently at one level apart from a raised floor to the existing conservatory and is directly accessible to the street - the new extensions will be all be at the same level as the remainder of the flat