

## **Design and Access Statement**

### **30 Harley Road London NW3 3BN**

This Design and Access Statement is intended to aid the understanding of the design intent expressed in the drawings and support material, submitted as part of the planning application for an extension to number 30 Harley Road, London NW3 3BN.

#### **1.0 Introduction.**

The proposed works consist of providing a first floor, rear extension over the existing flat roof to enlarge to accommodation to en-suite bathroom to the master bedroom.

#### **2.0 Relationship and Context.**

The property is located within a quite residential road of a mix of large, detached houses, coupled with large houses which have been converted into self contained units. Number 30 is situated at the end of Harley Road at the junction with Wadham Gardens.

#### **3.0 Design Approach**

The existing first floor is set back from the ground floor, thus providing an area of flat roof which is now a terrace. It is our intension to extend the en-suite bathroom to the master bedroom over part of the terrace and extend part of the roof.

The roof has been designed to be pitched as the main roof of the house thus being in-keeping and not out of proportion.

Access to the dwelling remains unaltered, access and exit will be in accordance with the current Building Regulations. The materials to be used will be high quality, durable, natural materials. The materials are to be selected to be of low embodied energy and from environmentally sustainable sources.