

5 AGINCOURT 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 and has a small garden. It is proposed that in order to additional living space for a growing family the existing living area will be opened up and extended to the rear. The extension has been designed to minimize the impact on the adjoining house both in its size [ie not building the whole length of the existing extension] and also by sloping the roof down to the Party Wall. The ground level of the adjoining house is higher so this assists the scheme. The materials proposed for the extension would be second hand stocks to match existing with painted softwood doors. The roof will be of Eternit slates with a Velux to give light back into the main part of the house

The flat is currently at one level and directly accessible to the street and the new extension will be level with the garden