

**Design and Access Statement for 169 Fordwych Road NW2 3NG– Our Ref: 1810**

June 2007

The proposed scheme is to refurbish the existing family house and extend the ground floor to the rear as a single structure to increase the kitchen / family room area. The proposal also includes to take advantage of the existing loft space, by continuing the internal staircase to the loft level, and introducing light by veluxs and a small dormer window to assist in the head height by the staircase. Both these forms of fenestration are located on the side elevations, so that from the street façade, nothing is visible. There are minor internal changes to the house, to accommodate the new owner's requirements.

The materials that are being proposed are all to keep a consistent pallet by matching the existing materials such as brick, timber windows etc. Due to the existing roof structure and construction, a new roof truss will have to replace the existing, and to ensure the building complies to the current building regulations, full insulation will have to be incorporated. All new works will be in accordance with the current building regulations. By extending the existing property and upgrading and adding insulation to the existing structure the property will become much more energy efficient.

The existing fabric of the house will remain as existing, the floor levels of the house will remain as existing as will the most part of the windows, which are all in a good working order. Due to the nature of the works and the existing floor levels throughout the house, Part M of the building regulations will be adhered to where possible. It is being proposed that the garden level at the rear is to become level with the ground floor for easy access.