

## **DESIGN & ACCESS STATEMENT**

### **PROPOSED EXTENSION TO THE FRONT LIGHTWELL, NEW WINDOW AND DOOR AND A NEW BIN STORE AT 3 PERRINS COURT NW3 1QS**

#### **Works**

The proposals is to create a small enlarged light-well at the front of the property with a replacement window at ground floor and a new door/window at the existing basement level. There will also be a new bin store. Access to the property will match existing. All materials to match existing.

#### **Layout**

The small enlarged light-well will allow for the provision of a new door/window and window for light into the existing basement area.

#### **Scale**

The visual extent of the extension to the original front light-well is small and therefore will not visually affect the size or scale of the existing property.

The new window and door is sympathetic to the front elevation all to match existing and being designed as closely as possible to Camden Councils Planning guidance

#### **Landscaping**

There are no requirements for additional external landscaping.

#### **Appearance**

Externally, the alterations to the property are minimal and have been limited to the formation of an extended small open light-well extension, new door and replacement door to window all to match existing and a bin store.

#### **Use**

The property will be for the sole use of the current occupier.

#### **Access**

To match existing.