

10 Estelle Road London NW3 2JY

Design & Access Statement

The purpose of the proposal is to gain additional space by carrying out a ground floor rear/side extension of the property.

The proposed works will be to construct a new rear/side extension. This will enlarge the existing kitchen area at the ground floor of the property. The extended area will have a pitch roof with Velux windows and a glass pitched roof to give light to the rear room.

The new kitchen will have an open space feeling and new concertina doors will be provided to the rear of the new extension for access to the back garden.

The proposal has been discussed with the neighbours along no 8 Estelle Road who have no objections to the extension being constructed as they have a extension previously built. The proposed works is wholly within the land belonging to No 10 Estelle Road London NW3 2JY. There should no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension.

The siting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

The house is solely private domestic, no disable access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.

Crime prevention measure to the scheme, are to accommodate by utilising the existing house alarm system.

All materials specified on the drawings are using traditional materials, brick, timber, glass, lead that can be easily repaired by specialized trades.