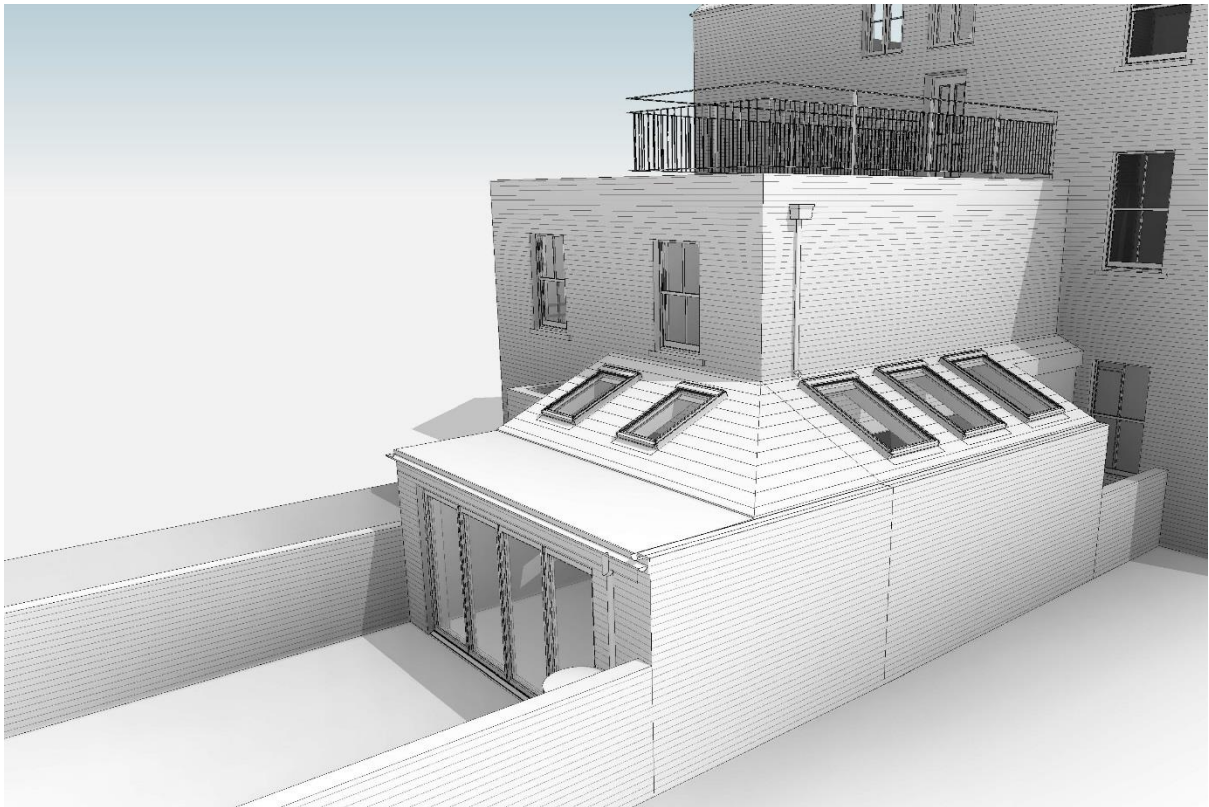


earlearchitects

## Design & Access Statement



17 Rona Road

October 2016

## 1. Design

### 1.1. Use

The proposals seek to extend a private dwelling (use class C3).

### 1.2. Amount

The extension will add 15.5sqm of additional floor space, making the flat a total of 97.1sqm (GIA). The remaining private garden space will be 37sqm.

### 1.3. Layout

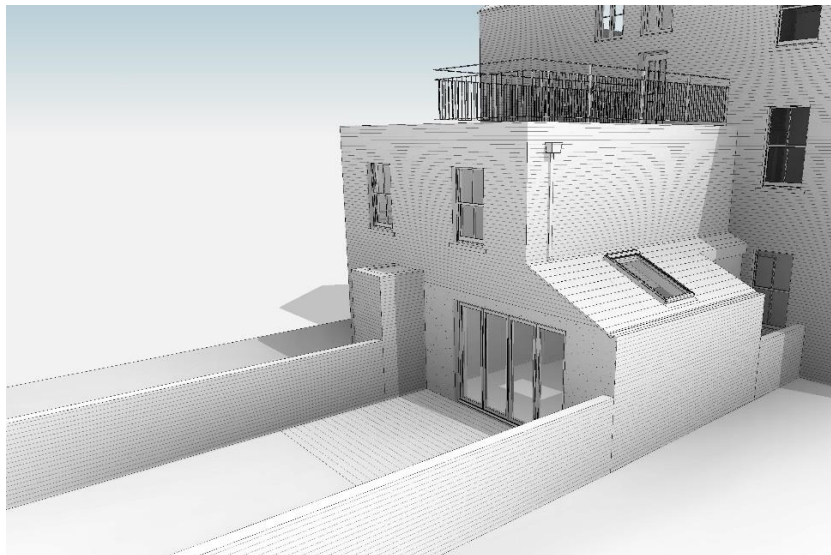
The layout of the property will remain unchanged and the extension will add additional living space, which is currently insufficient for a dwelling of this size.

### 1.4. Scale

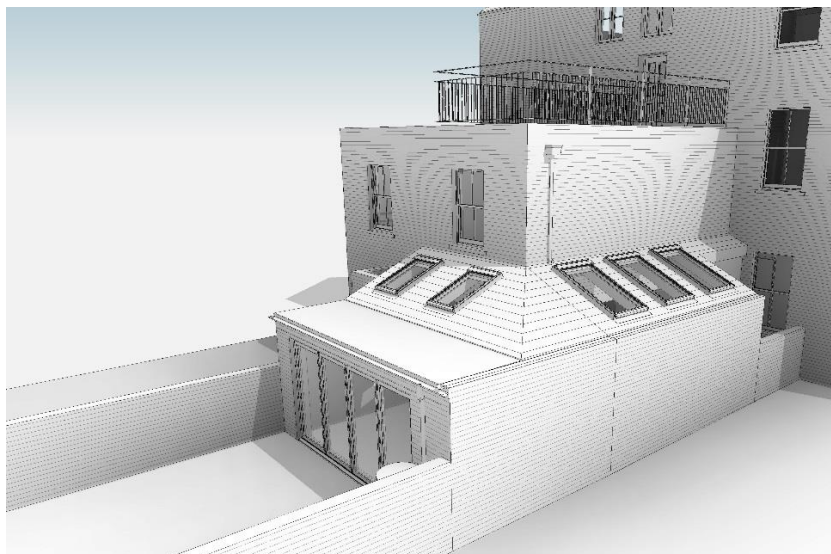
The single storey structure is sympathetic to the host building and appears sub-servient, ensuring the original scale remains legible. The geometry of the new extension complements the existing; a new section of pitched roof will intersect with the existing side addition to complete the wrap-around extension.

New skylights are proposed either side of an existing skylight at the side of the property to introduce additional daylight. These skylights are not overlooked by neighbouring properties.

*As existing*



*As proposed*



### 1.5. Appearance

Materials for the new extension will match the existing building materials; London stock bricks, slate roof tiles and Velux-style skylights.

*The existing rear of 17  
Rona Road*



## 2. Access

The access arrangements will remain unchanged.