

**17 FORDWYCH ROAD, LONDON NW2 3TN
PROPOSED ROOF TERRACE AT FIRST FLOOR LEVEL AT REAR**

**DESIGN AND ACCESS STATEMENT
PREPARED NOVEMBER 2ND 2021**

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This statement has been prepared using the guidance in the CABE document – “Design Statements How to write, read and use them”.

We wish to refer to the 6 elements noted by CABE plus Access

1. Use

The building is a dwelling house in multi occupation.

2. Amount

The amount of proposed works is appropriate for this size of building.

3. Layout

There will be a change to the layout at first floor level to form the roof terrace.

4. Scale

The scale of the proposed works is modest.

5. Landscaping

There will be no changes to the existing landscaping.

6. Appearance

The new handrail on the South and East side of the roof terrace will in painted metal.
There will be an obscure glass screen in a metal frame on the North side to prevent overlooking on the boundary.
The existing first floor window adjacent to the new roof terrace will be changed to a door.

7. Access

The existing access arrangements into the building will be unchanged by the proposed works.