



# Design & Access Statement

## *7 Coptic Street WC1A 1NH*

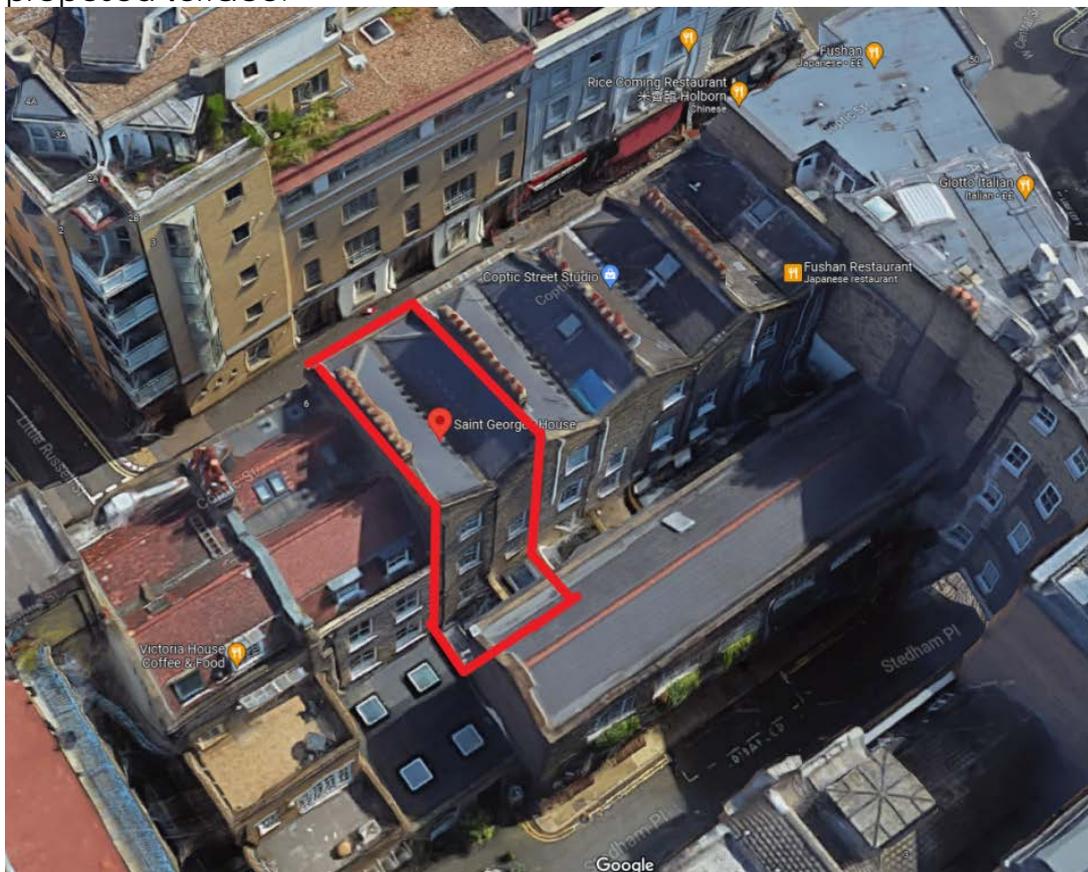
The purpose of the proposal is to gain external space by building a terrace above the ground floor rear mezzanine roof.

The existing stairs from 1<sup>st</sup> to 2<sup>nd</sup> floor will be replaced to have the mid landing matching the level of the new terrace.

The proposal will match the approved similar proposal at the adjacent property No 8 Coptic Street, Ref: 2021/6193/P

The siting of the extension was determined by the site plan. The new door leading to the terrace will be matching the material and style of the existing sash windows.

The impact of the proposal on the street scene is insubstantial, as the rear view is blocked by No 1 Stedham place which is higher than the level of the proposed terrace.



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.