

25 Marquis Rd  
London  
NW1 9UD

Design & Access Statement

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Prepared by CPD Construction LLP

## Context

The property is a terraced property brick built with slate roof. At the rear there are deep gardens with smaller shrubs and trees. Planning permission was granted for erection of a garden studio and rear single storey extension. Which has now been built.

The rear elevations of Marquis Rd have been extensively altered with several rear extensions and roof terraces having been added in the past.

The rear elevations have deep bays at first floor level with windows on the face of the bays but none at the sides.

### Proposal

The rear window that provides light to the original half landing at first floor level is to be raised up by 200 mm.

This will be level with the adjacent bedroom window and will allow a room to be formed behind the window.

### Material

The existing window is a single glassed timber frame sash window. It will be reused as it is.

### Access

The alterations have no impact on access to the site or property.