

**DESIGN & ACCESS STATEMENT.**

**September 2024**

**PROPOSED FORMATION OF ROOMS IN ROOF SPACE AND EXTERNAL ROOF TERRACE.**

**12 BYFELD GARDENS, LONDON, SW13 9HP.**

The property concerned is an end of terrace two storey 4 bedroom single family dwelling.

Windows are timber sash and casement, with all elevations built out of solid yellow stock brickwork with red brickwork detailing.

The main pitched roof is covered in plain tiles.

It is proposed to convert the existing main roof void into a bedroom and en suite showeroom with 1 no rear flat roof dormer flat roof covered in EDPM flat roof covering / dormer cheeks covered in plain tiles and 2 No Velux rooflights to the front roof slope.

New dormer external doors and windows to be UPVC double glazed.

It is proposed to convert the current rear flat roof area into an external roof terrace accessed off the new second floor bedroom and the terrace to be covered in external anti slip floor tiles. The perimeter of the external roof terrace is to be made up of stainless steel framed screening with obscured laminated glass minimum 1.8m high to ensure no external overlooking.

The new external roof terrace is based on a similar terrace at No 16, 18 and 20.

There is no change to the access of the building from the street.