



Design & Access Statement

85 St Leonards Road SW14 7BL

The purpose of the proposal is to gain additional space by carrying out a ground floor rear extension to expand the kitchen space.

The proposed works will relate to existing building by having access from the existing kitchen; and there will be new back sliding doors to access the garden. The new roof will be flat. On the pitched roof there will be 2 skylights.

The proposed works is wholly within the land belonging to 85 St Leonards Road SW14 7BL. There should no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension.

The sitting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

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.

All materials specified on the drawings are using traditional materials, brick, timber, glass, lead that can be easily repaired by specialized trades. Traditional materials would be more environmentally friendly than plastics.

The impact of the proposal on the street scene would be minimal, as illustrated on the drawings.