



Design & Access Statement

85 St Leonards Road SW14 7BL

The purpose of the proposal is to gain additional space by carrying out a loft conversion at Second floor with a Mansard style construction to the rear and hip to gable to the side.

The proposed works will relate to existing building by having a new stair from the First floor stairs landing. The stairs will have a middle landing and there will be further steps reaching the main roof extension. The new Second floor level will have a mansard facing the rear, with two dormer type windows to the rear and two skylight on the front, and a window to the side. The dormer windows will be lined with lead.

The siting 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.

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

All proposed materials are traditional: brick, timber, glass, lead, slates, that can be easily repaired by specialised trades. Traditional materials would be more environmentally friendly than plastics. The proposed addition would be well insulated and constructed of modern materials, with openable windows that allow for natural ventilation and cooling of the building. All building works would be compliant with current Building Regulations, inspected and certified by a Building Control authority.