



Design & Access Statement

The construction of a dormer extension to

3 Kitto Road
London
SE14 5TW

Revision	Notes	Date
P1	issued for planning	10/05/24

1.0 Introduction

This design and access statement is to accompany the application for 3 Kitto Road for a dormer and rear extension.

2.0 Existing

Ariel View of Kitto Road:



The property is within the Telegraph Hill conservation area and is situated on North side of Kitto Road and is a end-terrace Victorian house. The street comprising similar properties.

3.0 Proposal

The main proposal is for a dormer extension to the rear slope of the property and rear extension to gain additional space. The proposal offers an opportunity to improve, upgrade and make more efficient use of the whole unit.

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4.0 Materials

The proposed dormer extension will be of zinc finish and the window will be powder coated grey aluminium. The rear slope of the roof will be replaced with slate tiles. The new dormer will upgrade the property by providing insulation within the loft space, which intern will improve the overall energy performance to the whole property.

The proposed rear extension will be of brick finish and the window will be powder coated grey aluminium. Matching bricks (London Stock Bricks) will be used once completed it will maintain the architectural integrity of the building and respects its built form.

Flat fibre glass roof will be installed. The new extension upgrade the property by providing insulation, which intern will improve the overall energy performance to the whole property.

5.0 Impact

The proposal does not disturb the privacy of the immediate neighbours or overlooking and shading to their properties.

6.0 Conclusion

The proposed dormer and rear extension will not be visible from Kitto Road and has very limited visibility from Bousfield Road due to the location of the property (end-terrace). Therefore, preserving its significance within the street scene.