

June 2023

**DESIGN AND ACCESS STATEMENT**  
**15 Upper Park Road, LONDON NW3 2UN:**

**1 Existing Building:**

The existing building is a Victorian semi detached house on 4 floors with a roof space.

For reference, the floors are noted as Lower ground floor (garden flat), raised ground floor, first floor, second floor and third floor (currently the roof space).

The existing accommodation in the roof space (third floor) is currently unconverted.

The building has been converted into four flats with one flat per floor and empty roof space over. The roof space is currently accessed via ladder from the existing (second floor) top floor flat which is in different ownership from the applicant. Part of the application is therefore to form a stair access from the common parts staircase.

Numerous houses in the street have roof conversions with dormers to all slopes of the roofs. A set of photos attached to this application show various roofs of similar houses in the same street. The application submitted for this property has a proposed raised rooflight in the side slope of the roof to accommodate the stair to the top floor. The other half (17 Upper Park Road) of this semi-detached house has a roof conversion in the third floor.(originally the roof space)

A similar roof space in 13 Upper Park Road was converted into ancillary accommodation and was partially converted with a rear dormer with terrace and rooflights to form an additional floor following a previous Planning Permission granted in 1998 (Ref: PE 9800181). In that case, the stair to the upper floor was set back into the building as the roof space and second floor were in the same ownership.

**2 Design:**

The intention behind this new proposal is to form a self contained studio flat in the roof space of 45m<sup>2</sup> (including storage space in ashlar) of which 35 m<sup>2</sup> has a ceiling height of more than 1.5m.

The proposal has a kitchen area and a bathroom with shower, basin and WC. Parts of the edges of the ashlar of the roof will be used for storage in the studio and for 2 water tanks for the house.

A new dormer window is proposed in the rear slope of the roof with a small balcony facing the garden. A similar dormer exists in the adjoining house no. 13 and numerous other houses in the street.

A new staircase is proposed to replace the existing access hatch in the 2nd floor flat. The existing stair from the 1st floor to the 2nd floor will be replaced with a new stair that will provide

1. a landing at 2nd floor level to give access to the 2nd floor flat. At present the exit door from this flat opens directly onto the top riser of the stair which is contrary to the Building Regulations -Means of Escape.

2. the bottom of the new stair up to the 3rd floor proposed studio flat.

To achieve the required headroom for the new staircase within the curtilage of the common staircase area, a new rooflight in line with the roof is proposed. This rooflight will have a maximum projection above the existing roof slope of 70 cm with glazed sides.

**3 Heritage Statement/conservation area**

The interpretation of the requirements for the conservation area appear to only relate to the street elevations of these houses with a restriction on dormers in the front and side elevations of the roofs. Equally, to the rear of the buildings, the policy seems to be that large extensions are permitted (eg. see 30 Upper Park Rd) However, there are numerous houses in the street where front and side dormers have been given planning permission (see photos).

To keep the external visual impact of the new rooflight in the side slope of the roof as small as possible, it is proposed that a purpose made "conservation style" rooflight be used. eg: it will not be like a closed sided dormer like others in the street. We consider that the visual impact seen from the street will be minimal as it will be transparent and will only be visible from a distance when the side elevation of the building can be seen. A set of photos showing views from the street of the side of the house are attached to illustrate this point.

**4 Amenity of Neighbours:**

The new side rooflight and rear dormer should have no affect on the amenities of the neighbouring properties.

**5 Access:**

Access to the new studio flat will be from the common staircase via the new stair.