

Design Spec

Design & Access Statement

Second Floor Flat, 3 Westbere Road, London, Greater
London NW2 3SP

19th September 2023

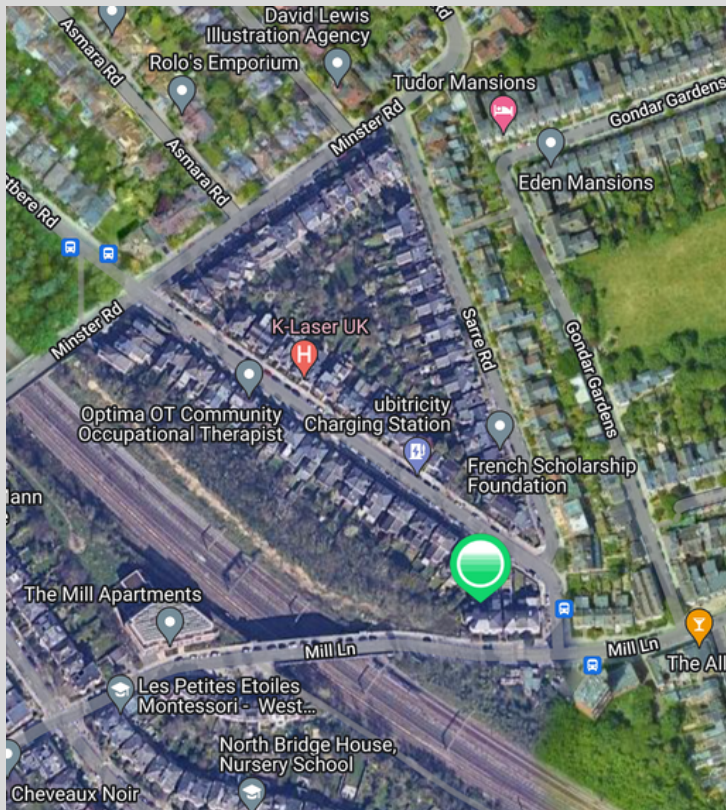


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Proposed roof alterations to existing conservatory and loft conversion for additional living, bedroom and bathroom space

**Second Floor Flat, 3 Westbere Road, London,
Greater London NW2 3SP**



Introduction

This application seeks advice on a proposed roof alterations to existing conservatory and loft conversion for additional living, bedroom and bathroom space at Second Floor Flat, 3 Westbere Road, London, Greater London NW2 3SP.

To provide this household with the much needed space to not only live comfortably, but also solve multiple issues with their existing conservatory, we have proposed this alteration to the existing roof which also matches similar proposals within the surrounding area.

Our clients are also looking to utilise the existing loft space to facilitate the much needed bedroom space for the growth of their family. We have completed many design revisions, to ensure we are maximising this space, and come up with a concept which is also very similar to the neighbouring dwelling.

Within the surrounding area, there have also been many proposals of a similar size and style, with the majority of the street also completing loft conversions of this size and scale.

This property benefits from a suitable amount of amenity space, which will not be changed as a part of this proposal, this will also remain an adequate size for the standard 2-bedroom home, as per local council guidelines.

To ensure we are staying in keeping with the street scene, we have only implemented a set of velux windows to the roofline,

Site Photographs

Front

Existing Front Images



Through this proposal, we proposed only minor changes to the front elevation. This has ensured we are not detracting the character of the existing dwelling.

Site Photographs

Rear

Existing Rear Images



To provide with a sufficient amount of living and entertainment space, we have proposed to upgrade the existing conservatory. This proposal has been carefully designed to compliment the existing character of the property, as well as provide light to the dwelling.

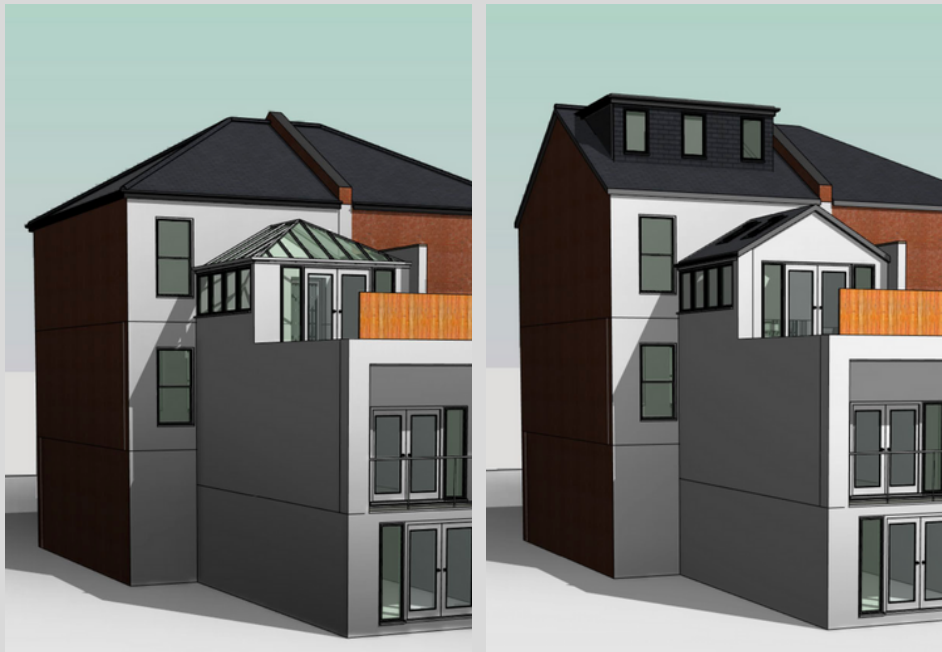
As shown in the above images, the existing rear elevation currently has a conservatory which has a hipped roof. This roof currently poses many problems for our clients which we are rectifying through this proposal. The existing roof is also very old and are subject to decay and rotting, whilst also letting in a lot of cold air, which is not ideal during the winter months.

This in mind, we have proposed to create a more pleasing design to compliment the surrounding properties and the original dwelling, this design provide our clients with more useable kitchen and dining space to entertain their family and friends throughout the year.

Loft Space

This property also benefits from a large amount of space in the existing loft which we have decided to utilise as part of this proposal. We have proposed to utilise this space to provide additional bedroom spaces with sufficient outlook and ventilation.

Through this proposal, our clients will also look to complete some renovations on this space to create a more modern feel to the property, whilst also implementing some space saving design concepts to make the most out of this area.



Previous Applications

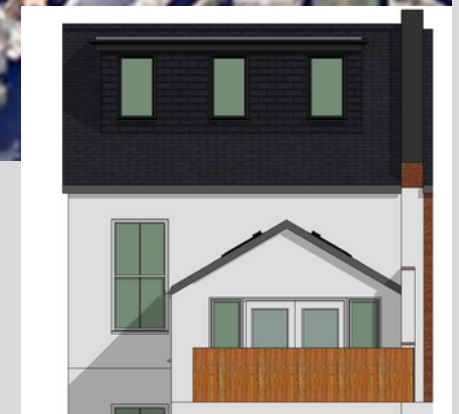
Within recent years, the main dwelling has had many different extensions which have also been completed in the area.

One application which is of a very similar size and scale is directly beside our clients project. Please see their proposed loft conversion for reference.

As you can see, this extension has been completed to a similar size and scale as the proposed extension at Second Floor Flat, 3 Westbere Road.



This project also follows similar concepts which would usually fall within permitted development.



Client Statement

Our clients have also provided us with a statement as to the need of the proposed extension. Please find below:

I am requesting planning to replace the existing conservatory roof with a proper insulated roof and add a loft conversion to my new flat in West Hampstead. I moved in July 2022, and the house has not been modernised since the early 90s. The conservatory that was built then has a glass roof and it is falling apart and incredibly inefficient – boiling in the summer and freezing in the winter. It's a top floor flat and the sun floods in from 10am-7pm trapping huge amounts of heat in the summer which is terrible for the environment. I hope to have children one day, and the loft conversion is required to make the flat somewhere I can stay for a number of years. I believe that the plans are in-keeping with other houses on Westbere Road and have discussed the plans with my immediate neighbours.

Our priorities for the work are to;

1. Conservatory - Improve energy efficiency & address issues with roof leaks
2. Loft conversion - add a bedroom and bathroom so the flat has enough space for a family
1. Conservatory - Improve energy efficiency & address issues with leaks

Our current energy bills are unaffordable. The conservatory has no insulation and has to be heated to use it at all when the temperature drops. Leaks also appeared over the winter months which roofers have tried to repair, but I've been advised the roof is in desperate need of replacement. There is some water damage now appearing in the connecting internal rooms as well, and if I don't replace the roof I fear there will be further damage to the whole property (my flat and the flats below) this winter. I want to avoid delays as far as possible to ensure the work can be completed before next winter to avoid a repeat of these issues.

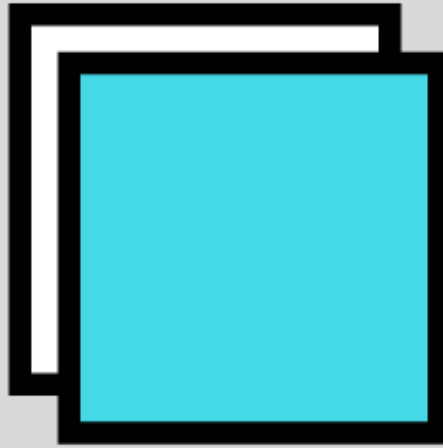
Access

Access to the dwelling will remain as per existing.

2. Loft conversion - add a bedroom and bathroom so the flat has enough space for a family I absolutely love the area and the property, and I really want to stay in the community. However, the flat only has one bedroom and unless another bedroom is added it's not somewhere that I will be able to stay (and nor will any family, and this is a lovely family street).

have looked at the other loft conversions in the properties on the street that have the same layout as mine, and my architects have created plans that follow the same layout, with no windows that overlook the other properties so that there is no impact on other properties.

Kindest Regards,
Anna Covell
3 Westbere Road, NW23SP



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