

Design and access statement

For 78 Mill Lane, London NW6 1NL

Proposal: to create a front dormer

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Background

- The property currently has 2 floors, the bottom floor is a commercial unit and the 1st floor is a residential unit.
- The flat on the 1st floor has 2 bedrooms and a living room.

Proposal

- We are proposing to add a front dormer on the 2nd floor.
- The front dormer would benefit the flat and add another bedroom.

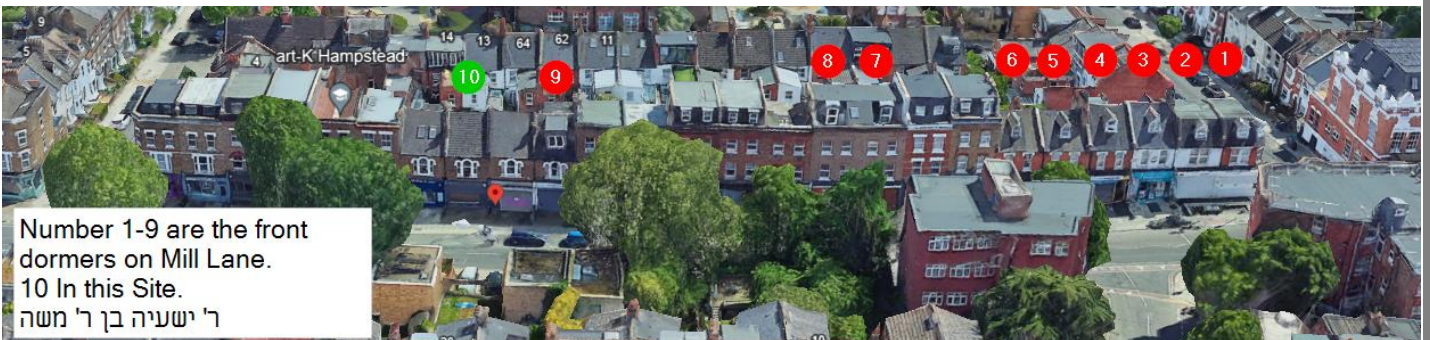
Policy

- The Home Improvement planning guide (published in January 2021), para 2.2.1 states that: *“Existing character with front dormers along the street. Likely that a similar extension would be acceptable under a planning application”*

Considerations

- Front dormers are very common on Mill Lane.

- There are various types of houses on Mill Lane, and among them, there is a set of four houses of a specific type, one already has a front dormer, so the proposal would enhance the character of the road.
- Please see the capture from Google below.



Conclusion

- Since our proposal would enhance the local area and its character it should be considered acceptable.
- We have tried to take into account the local policy and the neighbouring sites while designing this proposal.
- however, if there are any amendments that would be beneficial for the decision of this application, we would be pleased to consider them.