

Design and access statement

For 78 Mill Lane, London NW6 1NL

Proposal: to create a rear 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 rear dormer on the 2nd floor.
- The rear dormer would benefit the flat and add another bedroom.

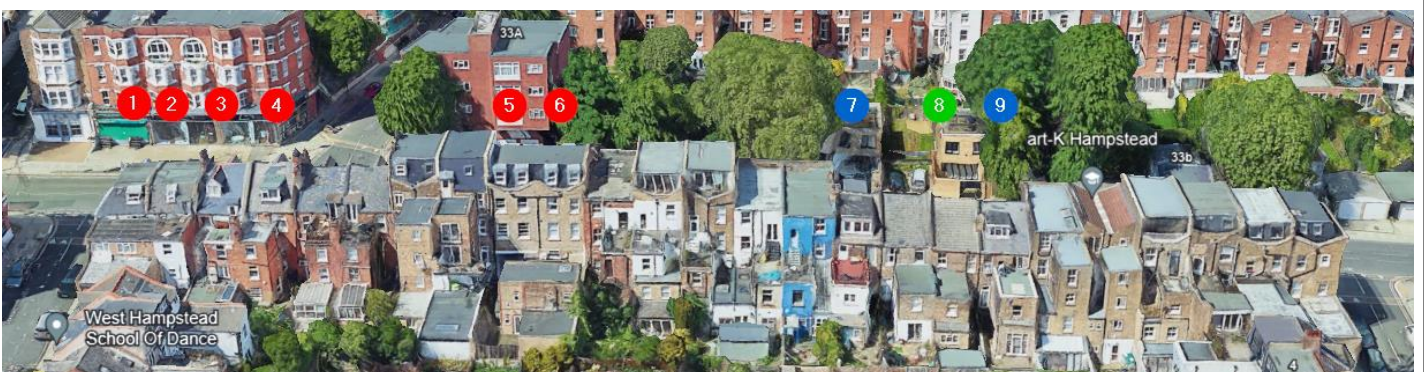
Policy

- The Home Improvement planning guide (published in January 2021), para 2.2.1 states that:
 - *“The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended.”*

- *“Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.”*
- *“Consider whether the dormer would have been permitted development if the property had not been converted into flats, only for properties outside Conservation Areas”*

Considerations

- rear 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, two already have a rear 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.