

35 B Woodsome Road
London
NW5 1SA

Design and Access Statement

35 B Woodsome Road is a 2 bedroom maisonette covering the first and second floors within a four storey mid-terrace dwelling house. There is one other maisonette situated over the ground and lower ground floors of the property. The property is not listed but is located within the Dartmouth Park Conservation Area.

The proposal is to form a dormer to the rear roof slope to create a third bedroom for the occupying family so that they can remain in the property.

The dormer has been set down from the ridge by 150 mm and set in from the eaves by 300 mm to remain subservient to the existing building. The dormer has been set in from the party walls equally to be centred on the rear elevation. It will be clad in zinc with a colour selected to match as closely as possible to the existing roof tiles. Two double glazed timber framed casement windows are to be installed.

The front roof slope will be retained as existing (storage) with a new access door from the rear of the new dormer.

The created bedroom will be accessed via a new timber staircase with a fire rated pocket sliding door at the higher level.

Access to and from the remainder of the property will remain as existing

The dormer will be fully insulated and the windows double glazed so improving the thermal properties of the building.