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188 Royal College Street, London NW1 9NN.

This is a retrospective application to regularise conversion of a roof-light to a dormer window. This application is for the Ground Floor only.

DESIGN & ACCESS STATEMENT.

The building is a 4 storey including basement, mid-terrace building situated to the West side of Camden Road. The building is of London Stock brick and single glazed timber sash windows to the upper floors and a typical shop-front to the Ground floor. There is one residential maisonette dwelling to the upper parts of the building. This application relates to the dormer window installed to the Ground floor (rear bedroom) only.

Design Proposal:

The proposed application is to regularise changes made from an existing roof-light to the rear of the property, to a dormer. The property was formerly an Office (B1) use class. Given the new legislation with regards to Permitted Developments rights, Class J of the new Town & Country Planning Act 2013, the property was granted permission under the GDPO Permitted Development Prior Approval to change its use to Residential (C3) use class in October 2013. During the construction, the dormer was installed in place of the roof-light.

Use:

The property was previously used as an Office until it was granted permission under Prior Approval to convert to Residential use in October 2013.

Layout:

The proposed is of reasonable layout and, the rooms are of adequate sizes. The layout provides for a reasonable and practical use of the property.

Scale:

The Ground Floor has generous headroom of over 3 metres on the Ground Floor. Room sizes meet the minimum space standards as laid out in the current Planning Guidance.

Appearance:

The property is of London Stock brick facade. There is a single glazed shop-front to the Ground Floor.

Context:

The proposal has no impact contextually. The proposed dormer replaces a high level roof-light which stands over 1800mm from the finished floor level. It therefore means that there is no over-looking.

Access:

The building is accessed via a Ground Floor front door on Royal College Street.