

13 August 2013

DESIGN / ACCESS STATEMENT FOR:

ENLARGEMENT TO AN EXISTING DORMER, REPLACING EXISTING SLOPING WITH A FLAT ROOF TO BELOW THE ROOF RIDGE LINE, AND REFURBISHMENT AND DECORATIONS TO SECOND FLOOR AND LOFT AREA.

1 The demand of the client was to turn the existing second floor and existing loft area with dormer into a two bedroom flat, with the loft area to take advantage of the southeast orientation and view overlooking London which it fails to do.

2 The request of the first floor freeholder was not to have any bathrooms on the second floor. (which is above his flat)

Hence the second floor is made into a kitchen dining and living area at the street end and the second bedroom facing the back garden and keeping the existing bathroom at the half landing. This complies with first floor freeholders request.

The loft area becomes the main bedroom with its on suite bathroom and walk in closet. The existing enlarged dormer conforming to the Camden Planning Guidance.

The depth of the dormer is such that the opening windows below the 2200mm ht F.F.L. which will allow for a view over London, giving it a quality of living.

By replacing the existing sloping roof with a flat roof which will be below the roof ridge line will now blend in with the existing dormers on either side.

The existing fixed glazing above stairs to the loft area, to be replaced by velux window to allow and help ventilating the second floor.