13 Middle Field, London NW8 6ND

Proposed Attic Conversion

Design & Access Statement

The property is a three storied end of terrace family dwelling that is situated in a quiet residential area that was built, it is believed, in the 1970's.

The main entrance to the house is by way of a front door that leads to the entrance hall, where there is a staircase that leads to the upper floors.
There is also a side gate that affords access to the garden / terrace

There is a rear access road that leads to the rear of the property, where there was a garage that has been converted to an external store and kitchen, and a gate that leads to the rear of the garden / terrace.

A three storied side extension was approved in October 2011 (ref 2011/3950/P), which has now been implemented / built.

All existing access point are to remain as is, except for the side gate which will disappear because of the proposed side extension.

The owners now wish to convert the attic into an additional bedroom with ensuite shower room as shown on the drawings. The proposal includes for altering the pitch of the existing hipped end roof, which is over the original main house, from 42 degrees to 55 degrees.
This will provide more useable floor space, and there will be a proposed rear dormer with french doors and mild steel balustrade guarding.
The altered hipped end will be tiled with tiles to match the existing, and the dormer will have vertical hung tiled walls. The flat roof over will be finished with asphalt.

It should be noted that there is already a rear dormer construction at No.16 Middle Field.
It is thought that the alterations to the pitch of the existing hipped end is not excessive and should not be too noticeable, as views of the roof are only possible from fairly long distances, and as such, should not have a detrimental affect on the buildings appearance.

It is hoped that the Council will be minded to grant approval.

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