

Clark Designs Limited

Building Surveyors & Designers

Design and Access Statement for a
Loft Conversion

4 Haversham Place, Merton Lane, London N6 6NG

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1.1 Introduction

This Design and Access Statement provides information additional to the submitted Application Form, drawings and associated documents.

1.2 The Property and this Proposal

The property is a detached executive property built in the mid-1990s. It is located in a gated development off Merton Lane, which is within a Conservation Area. The property at present is a four-bedroom, two storey house with detached double garage.

The proposal is to use the large loft space to form two bedrooms and a bathroom.

1.3 Design

The proposal is to build two small dormers in keeping with surrounding properties set a good distance away from the eaves and down from the ridge. The windows will be timber sash windows to match the existing property and the dormer cheeks will be clad in lead. The dormers will be on the side elevation which overlooks the main garden area to the property but does not overlook adjoining property No. 5. The boundary is also heavily screened with mature trees.

1.4 Access

Access will be gained by a new staircase from the first floor landing to match the existing which will run over the top and has been designed to fit within the slope of the existing roof pitch. We have, however, added two small Conservation roof lights to provide added head height and additional light. The two bedrooms will be accessed off a long landing. The bathroom will be a shared bathroom and also accessed from the landing.

We have positioned one Conservation Velux roof light to the front elevation and a further Conservation roof light to the rear elevation. There will also be two roof lights placed on the flat top section of the existing roof which will not be visible from any aspect.

1.5 Summary

The scheme has been designed to recognise that the property is in a Conservation Area, and will complement the loft conversion already carried out at No. 5 Haversham Place and the recent permission granted for No. 1. We are not changing the footprint of the building, only using existing space and adding two dormers which are not easily visible and will not affect the neighbouring properties