

DESIGN AND ACCESS STATEMENT

PROPOSED LOFT EXTENSION TO THE SECOND FLOOR FLAT AT 93 KING HENRY'S ROAD, PRIMROSE HILL, LONDON NW3 3QX

1. Introduction

The Design and Access Statement (DAS) accompanies an application for a loft extension to a second floor flat at 93 King Henry's Road, London NW3 3QX. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor alteration to an existing residential house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

The house is a 3-storey plus basement, semi-detached Victorian property in the Elsworthy Conservation Area. It forms a pair with No.91 and is situated on the south side of King Henry's Road. The site is very similar in design to other buildings in the vicinity, many of which have had loft conversions done in the past. The house is constructed of London stock brick with most of the windows being original single-glazed sashes. The current use of the building is residential and will not be changed as part of the proposal. The house is currently divided into 3 flats.

The proposed loft extension with two dormers will match similar dormers on several adjacent buildings.

Houses 113, 115, 117, 119, 121 and 125 all have rear dormers. A lot of houses also have side dormers.

The design principle is to construct an additional living space at the attic level. By effecting these changes, the owners of the property will make it more suitable as the accommodation for their needs.

3. Layout

The proposed loft extensions will add an additional study/bedroom to the current layout of the flat. The layout of the second floor will stay unaltered apart from the addition of a staircase leading to the loft space. The proposed dormers in the loft space will allow the creation of an additional study/bedroom. The rear dormer will incorporate a small terrace, which will provide a small amount of external space to this second floor flat. The side dormer will provide the necessary headroom for the new staircase.

4. Scale

Rear, side and front elevation drawings are included with the application.

5. Landscaping

Landscaping of the site will be unchanged.

6. Access

The access to the property will remain unaltered. There is no parking provided within the building.