

13 KINGSGATE ROAD, LONDON

Design and Access Statement

Introduction

This statement is prepared in support of the application for Planning Permission to convert the ground and first floor into 2No. Flats with the addition of a new dormer roof.

The property is a terraced Victorian house situated in Kilburn London. The property is arranged over 3 stories with a lower ground floor, ground floor first floor and loft space, the rear section has rooms leading from intermediate landings on the staircases between floors.

The Proposal

The proposal is to provide convert the upper two floors into 2no. Self contained flats; the ground floor will be all on one level with minor alterations to the existing layout to provide 2No. Bedrooms, bathroom and kitchen/living space; the upper floor and loft will become a two storey 3 bed maisonette, utilising the existing top floor layout with three bedrooms and a bathroom, the loft will be converted to provide an open plan kitchen/living space.

Design

The main alteration to the external appearance will be the new rear dormer to enable the loft space to be converted. The dormer will be clad in timber weather boarding, with timber windows to match existing, timber fascia boards and asphalt flat roof with lead flashings.

The new windows will be painted timber, to match existing, and will incorporate sealed double glazed units (to conform with modern day building standards).

The new windows have been designed to match the proportions of the existing windows and positioned to line through where possible.

Sustainability

Construction methods will incorporate thermal insulation to comply with current conservation of fuel and power Building Regulations, as a minimum standard.

Windows will incorporate a concealed draught exclusion strip system.

Access Statement

The layout of the existing property is typical of a period property with the main / front entrance accessible via original stone steps.

The proposed extension is accessed via a new staircase. From the first floor landing; access to the first floor is via the existing staircase.