

Design and Access Statement

64 Loverage Road, London, NW6 2DT

June 2012

Local Authority: London Borough of Camden

Date: June 2012

Site Address: 325 Shirland Road, London, W9 3JJ

Agent: Construct 360 Ltd, 13 Oakdale Ave, Kenton, Harrow, HA3 0UJ

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a new rear facing dormer and the creation of a new 3rd self contained flat.

Site Description

- 64 Loverage Road is located off Kilburn High Street
- The existing property is currently a two storey building comprising of two units.
- The owner owns all flats and is the freeholder of the property.
- The first and floor has no access to amenity space.

Proposal

- In arriving at the current proposal, significant thought has been given to introducing a scheme that is specially designed for this building, recognising the constraints that the site does possess.
- In order to gain the necessary floor space we are proposing to add an extension to the roof in the form of a rear facing dormer. A number of properties on Loverage Road have had similar dormers approved in the past.
- Other than the rear facing dormer the proposal only relates to the internal space with the removal of walls to ensure that suitable space is created for the new flat.

Layout

- The accommodation has been thought out to ensure that audible sound from within the flat is kept to a minimum. We have employed the stacking rule so that a bedroom for instance is always under another bedroom. We have also positioned all the bedrooms to the rear of the property, again to minimise any audible sound from Loverage Road.

Appearance

- The proposal for a rear facing dormer will be the only alteration to the exterior façade of the building.

Access

- There is no change to the current access provision.

Landscaping

- There is no public space as part of this development and no private amenity space.