

Design and Access Statement

7.2.12

Proposed Loft Conversion 70 Twisden Road London NW5 1DN

The intention of this proposal is to add a bedroom and WC into the existing roof space on the above property. The only element of these works falling within the scope of planning control is the proposed installation of a dormer in the rear roof slope which will accommodate a new flight of stairs leading up into the new loft accommodation. The covering letter clarifies why the other works (principally the installation of the velux windows) does not fall within the scope of planning control.

This Design and Access Statement focuses on the works requiring planning permission.

Amount

The proposed conversion will provide no additional floorspace instead it will convert loft space into habitable floorspace.

Layout

The layout of the existing house will be unchanged, The new staircase will rise from the existing first floor landing, to a half landing and then up a further few steps to the accommodation which is being converted from existing loft space.

The proposed dormer enables the staircase to continue in the same anti clockwise manner as the two staircases below it, as wherever possible it's our intention integrate these works with the character of the original property.

Scale

The new habitable accommodation is within the existing roof space and Velux roof windows (comprising permitted development) have been used to make the room light and airy whilst keeping down profiles.

Landscaping

Not applicable.

Appearance

The existing house form is largely unaffected and none of the works requiring planning permission affect the front elevation. Only the roof slope on the rear elevation will alter with the installation of the proposed dormer.

The new dormer window will measure 1.2m wide by 1.4m high. It will use traditional materials of lead flashings, painted timber and natural slate matching the existing roof.

The dormer will be visible from the back lane which services the York Rise flats. The dormer's size means it is clearly subservient to the main roof and the covering letter highlights how larger dormers both exist, and have been permitted by LB Camden, within the neighbouring properties.