

**DESIGN AND ACCESS STATEMENT FOR:**

**PROPOSED DORMER, ROOF WINDOW AND REPLACEMENT WINDOWS TO REAR  
COTTAGE**

**FOR ARIEL BRUCE, STEPHEN WOOD AND MARK RIVERS- MOORE**

**AT 6 REGENTS SQUARE  
LONDON WC1H 8HZ**

***The property lies within the Bloomsbury Conservation Area of Camden Council.***

***I have studied the Bloomsbury Conservation Area Appraisal and Management Strategy and understand the Councils desire to manage sound development within the area and preserve and enhance the areas of special interest.***

***The subject property is to the rear of Number 6 Regents Square.***

***My client wishes to carry out essential repairs and also take the opportunity to make minor internal modifications which will greatly improve the layout and usage of the property as a dwelling house.***

***Old metal windows will be replaced with timber sliding sash windows with fenestration patterns that match the existing.  
An additional roof window will be added which will be a conservation style window.***

***The main addition is an in-fill dormer which will allow a new staircase position internally, contributing to the layout improvements.***

***The dormer will perfectly match the existing lead clad dormers and will not increase the height of the existing highest point.***

***The property is well secluded, totally from the front but also very well from St Georges Park.***

***It is considered that the careful design of the dormer will not detract from the character of the property itself and the area.***

***A positive response has been received from the neighbours and comments will be welcomed from any interested parties or friends of the area.***

**Neil Fieldhouse MBA 18<sup>th</sup> November 2011**

