**DESIGN AND ACCESS STATEMENT IN CONNECTION WITH PLANNING APPLICATION**

**Loft extension with new roof and dormer windows**

London Borough of Camden references;
Planning advice: CA\2009\ENQ\03560
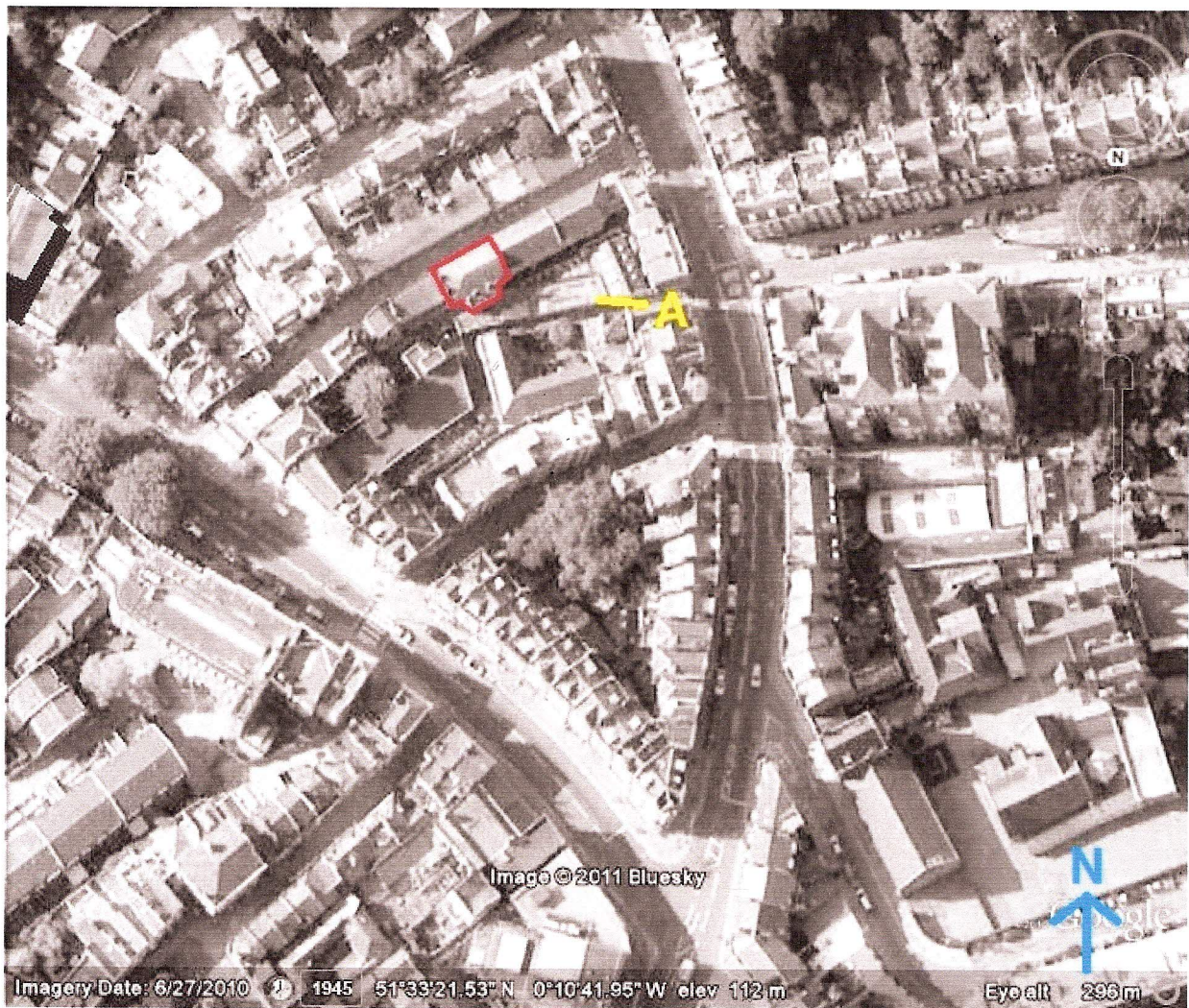Application: 2011/0057/P (withdrawn)

**CONTENTS**

**1. BACKGROUND**

The owner of this property wants to extend into the roof space to provide a bedroom and shower room.

**2. DESIGN**

a)  **Use.** The existing residential will not change.

b)  **Amount.** The development would provide an additional 15.11m2 (gross internal with minimum headroom 1.5m under sloping ceiling) of accommodation.

c)  **Appearance.** Noting the pre-application advice given by the planning officer about the size and proportion of the dormers and taking advantage of the client's ownership of the roof over the whole block it is proposed to redesign the complete roof to achieve a homogeneous appearance for the extension.
The new roof has an increased pitch from $31^0$ to $37^0$ Not only does this increase the useable space inside the extension but it increases the area of roof plane in which the dormers are placed thus reducing their scale. The front dormer are smaller in size than the windows in the storeys below (excluding the bathroom windows).
The new roof covering is Rosemary tiles in common use in the area and the dormers will be clad in lead.
As requested by the Planning officer a sketch has been prepared showing the rear dormer as viewed from Fitzjohn's Avenue at its junction with Oriel Court. This is the only public realm location from which the rear of the building can be viewed.

i)  View from Public Realm



**Application site (edged in red) with view point marked A**

**VIEW FROM LOCATION A
PROPOSAL**

**EXISTING**

## 3. ACCESS

**a) Transport.** Very accessible via bus and underground (Northern line)

**b) Inclusive access.** The flat is accessed via a staircase only so disabled access remains as existing.

**c) Emergency access.** As existing.

Tony Godwin, FCD Architecture.
Agent for applicant                                    18.08.11