

## DESIGN STATEMENT

55b Cotleigh Road, NW6 2NN

### Amount:

The proposed development consists of a loft conversion with rear dormer. The amount of the proposed loft development has been designed to match similar approved designs in the same street.

### Layout:

The proposed development is situated in a mid-terraced property. The design of the loft has been carried out to what we hope the Council would perceive to be acceptable under its current planning policies. The design of the loft has been carried out to minimize the impact the loft will have on the roof slope but still afford the home owner a good space within the loft. Internally the layout of the new floor will be situated up a new staircase above the existing staircase to match the original staircase style. A landing will be at the top of the new staircase with the door leading off to the rooms.

### Scale:

The rear dormer is stepped down from the ridge by approx. 270mm, stepped in from one side by approx. 130mm & 500mm on the other. It is stepped up from the gutter by approx. 1500mm. The dormer is 4.8m wide, 1.8m tall & 3m deep.

### Landscaping:

This proposed development is a loft conversion and would not have any landscaping issues or features to be explained or justified. There is not a living roof on this loft conversion.

### Appearance:

The materials use in this development is as follows:

The window will be to match the existing.

All the new facades to the Dormer loft conversion will be constructed with common tiles to match the existing.

The reason why the design includes these materials is to make sure that it's appearance is as original as a new development can be, to try to sympathetically blend it into a roof environment which is changing and been developed everyday. This general style has been approved by the Council before. It is hoped that this statement will help in the understanding of the proposed development and assist in its approval without objections.

Use:

Within this application it is proposed that the existing usage of the house is to be maintained with just the enlargement of a bedroom. It is felt that enlarged room to this house keeps the house well balanced, considering it will become a 5 bedroom house. Access throughout the house is well maintained.

Access:

Access to the property will be unaffected as access to the new development is from within the existing house. There is no adverse effect on parking or amenity space as a result of the proposed works.

COMPILED BY A.S.EWEN