



DESIGN & ACCESS STATEMENT

Submission to London Borough of Camden

Proposal: Rear dormer for Loft Conversion including front sky lights.

37c Chetwynd Road London NW5 1BX

Introduction

The proposals are for a rear dormer and two conservation skylights at the front.

1.0 LOCATION

1.1 The site is located on Chetwynd Road.

The Application site is at 37c Chetwynd Road London NW5 1BX which runs between Highgate Road and Dartmouth Park Hill in the Dartmouth Park Conservation Area

The property is a 1 bedroom top floor self contained flat within a mid-terrace house circa 1880.

1.2 Current access to the dwelling is from Chetwynd Road.

2.0 CONTEXT

2.1 Street Scene & Boundaries

The Conversation Area is characterised by a varied selection of Victorian 3 & 4 storey houses mainly occupied as single family dwellings which respond to the high demand for this type of property in the area.

2.2 Density

The density in the area is a mixture of property types, modern and traditional including Victorian.

2.3 Scale

The scale of the buildings vary from 2 storey to 3 storey and higher.

3.0 DESIGN PROPOSAL

The proposals are for a rear dormer and two conservation skylights at the front. The proposals are for an extra bedroom with ensuite and a storage space.

3.2 Use

The proposals use is not to change.

3.3 Layout



The layout proposes for an extra bedroom at the top bedroom flat – refer to attached plans.

3.4 **Approach and Entrance**

Access to the site is as existing, from Chetwynd Road,

3.5 **Scale and Massing**

Not to change.

3.6 **Materials**

The materials – external dormer tiles to match the existing roof tiles. The windows will be of the same design and same materials.

3.7 **Parking**

N.A

3.8 **Conclusion**

The scheme has been developed from analysis of the site and its surroundings and our experience of residential developments throughout London. The quality and authenticity of the built environment will be enhanced. The proposed development would be to the highest building standards and will be an opportunity to create a first class, best-practice project.

The proposed alterations will preserve and enhance the established character of the Conservation area and will be sympathetic in design and materiality to its neighbours. As such we believe the following design considerations have been met:

- The proposals is subordinate to the building being extended, in terms of location, form, scale, proportions and dimensions;
- It respects the original design and proportions of the building,

16th November 2010
