

DESIGN & ACCESS STATEMENT

FOR

Proposed Change Of Layout To Existing Loft Conversion With Terrace And Redesign Of Rear Elevation Of Loft Conversion.

TO

186 Camden Road,
London,
NW1 9HG

Use

The objective is to improve the internal layout and rear external appearance of an existing loft conversion, to keep two improved habitable rooms and one bathroom, as existing.

Layout.

The proposed layout will provide a practical family home for the existing owners, improving the internal living area. Removing the terrace will improve safety aspect for the family with young children and the privacy of the neighbours, while improving the external rear design to fit in better with the property and the local conservation area.

Scale.

It is considered that the proposal will improve the visual impact. The height is not increased and although the small terrace area is to be in filled the new design has the external walls built as mansard style at 75 deg so softening the existing impact. The works have no effect on light to the neighbour and has the benefit of increasing their privacy.

Appearance

The new design will greatly improve the appearance, fitting in with the design of the house and conservation area. The mansard style walls finished with natural slate, with the three sliding sash style windows, in a lead work surround will give a much improved vista from the surrounding area including Camden square, in place of the stark badly designed existing mass. The materials again will match those used on the existing dwelling and locally within the conservation area, so blending into the conservation area.

Environmental

The existing is insulated with only 100mm quilt insulation and badly fitting single glazed windows and fully glazed doors. The new works will bring all the proposed works up to today's 'u' value requirements and decrease the glazed low 'u' value areas. These works will improve the complete dwellings heat loss.

Access

The access to the loft conversion will be unchanged. But with the floor layout being changed, will give greater access and use of the bathroom for all within the dwelling and create better access and living to the two habitable rooms.

Materials.

Mansard walls, finished in grey natural slate, with lead flashings.

Windows, timber sliding sash style, in paint finish matching others in house.

Glazing, Windows above to be double glazed.

Surround to windows, Lead

Facia's, soffits etc, paint finished, prepared timber.

Gutters and rainwater goods, cast iron moulded style.

Flat roof, (unseen) hot laid 3 layer polyester green mineral felt.