

Design and Access Statement

4B Countess Road, London, NW5

Proposal: Back Addition Loft Conversion

The existing property is three-storey property, which has been converted into two flats. One on the ground floor and a maisonette over the 1st and 2nd floors. The proposed extension will benefit the maisonette and would create a third bedroom for a growing family.

The proposal is to construct a bedroom within the back addition roof space. This can be achieved by constructing a dormer in place of the existing pitched roof.

Access to the new room would be gained by creating a new opening via the existing staircase landing without any alterations to the existing staircase.

An area of 8sq.m can be achieved which would create an adequate single bedroom.

The design of the dormer will take into account the ascetic appearance of the existing elevations and therefore the same material will be employed. The rear wall will be raised using brickwork to match the existing brickwork. The flank wall will be constructed in timber and clad in slate to match the existing roof. The new roof will be finished with asphalt or green mineral felt.