

# **DESIGN & ACCESS STATEMENT**

43 ARLINGTON ROAD, LONDON.NW1 7ES

## **Introduction:**

The property 23 Arlington Road is in a row of Victorian terraced dwellings with good facades features, period character & with original Butterfly London roof. The property consists of four storey terraced houses three storeys above pavement level.

There numerous properties that have had mansard loft conversions.

23 Arlington Road is located within the Camden Town Conservation area and is grade 2 listed which runs parallel to the Camden High Street, adjoining Mornington Crescent to right.

## **Amenity, Brief:**

Being in London cosmopolitan & a multi-cultural community area is well served with all the amenities e.g. educational facilities, local & brand high shops, pub, pay & display parking, underground & bus transport and recreational facilities.

The site is well position within walking distance to all the amenities and transport facilities.

The proposal of loft conversion originate as the applicant required more living and working space for the single family's comfort.

Moving is not cost effective due to the present economic climate. Hence with due consideration factors, the most appropriate option was to have a loft conversion. to avoid the disturbance in existing Livelihood of the family and simultaneously avoiding major alteration to the property and minimizing any loss of light to neighbouring property, being in conservation and grade 2 listed.

There are numerous existing loft conversions with 70 degree mansards the front & rear in the neighbourhood

## **Materials, Composition:**

Proposed loft conversion built onto the unused attic space of the existing building shall create an opportunity to improve, upgrade and make more efficient use of the whole property.

The loft conversion with 70 degree mansard to receive tiles and bricks to flank walls at the party walls all to match or similar to existing materials, existing style, proportions and materials fully confirms to the predominant style and character of the street.

## **Designs, Privacy & Policy:**

Taking into account all the councils policies and precedent from similar developments in the neighbourhood location in character, period, style, density and size of dwelling.

The proposal design for loft conversion with double mansard and dormer windows all setback to minimize any disruption to the front and rear of the property keeping in character without much impact to the street scene, its neighbourhood in roofscape, scale and materials.

This proposal does not disturb the privacy of the immediate resident neighbours of any concern as existing parapet flank walls to existing & proposed loft conversion of the properties so there is no issues of overlooking, over bearing or loss of light

### **Architectural Proposal**

The proposal is for loft conversion with 70 degree mansard roof extension. There is to be no increase in building footprint. The intended use of the building being C3 residential.

The proposal respects the architectural features of the existing property all the construction of internal & external finishes to be matched or similar to the existing works.

### **Design & Appearance appraisal:**

The proposed loft conversion to roof extension, unused space shall create good habitable space for the family home the improving the modern life style and the insulation will help to reduce co2 emission & the heat losses for green and cleaner environment (eco friendly ) all to current building regulations standards which in turn makes the property more sustainable.

The concept of a mansard roof with wall at a 70 degree angle set back behind the front parapet mean that no loss of light and overlooking of adjacent properties are extremely unlikely to occur.

The external appearance of the proposed development will not differ or evident, since there is no increase in building foot print & 70 degree mansard roof is set back behind existing parapet walls would not be prominent. So there is no question of bulkiness or any over development on site.

There no impact to street scene character of the area. All exterior materials are of similar of the existing and of the surroundings.

### **The Neighbour`s Concern:**

Neighbours have not been consulted, there shall not be any effect on the adjacent neighbour's as there isn't any issue of overlooking or shadowing any of the adjacent neighbour's property. All exterior materials are to be of similar to the existing and of the surroundings. The proposed development is within the guideline of the Council's policies.

### **Parking:**

Controlled parking enforced in the area with pay & display meters & residents parking permit system is in place and being in congestion zone. No off street parking facility are at this property.

OVER →

**Access**

Access to the property is through the main & only entrance with steps approach from the pavement.

Well located with amenities and transport facilities. Walking distance to high street, main bus route, Underground stations Mornington Crescent / Camden Town northern line.

Vehicle access to the site is available with a residents parking permit scheme in force and limited 'pay and display' parking facilities for visitors on street.

**Conclusion:**

The proposed loft conversion roof extension is to be built to harmonise with the scale and architectural styles of the original building, the character of the area. The proposal is designed to fully comply with UDP. Supplement planning and extension guide