

Flat 6, 123 King Henrys Road, London NW3 3RB

Introduction

1. This design and access statement (DAS) is submitted for:

"Retrospective approval for a recently installed additional roof light to the third floor flat in an existing Victorian building"

The recently installed 550x750mm 'Velux' roof light requiring planning approval is in the side elevation (facing east) of the pitched roof located in the top floor flat.



Front view of the house (facing east).

Existing site and surrounding context

The flat is located in a Victorian terraced street of four storey houses with large gardens to the rear which are in the order of 30m deep.

Similar terraced houses are also located to the rear of the site. The rear elevation of the opposing house is in the order of 50m from the rear facade of the house of the application site.

The existing building consists of traditional face brickwork and a pitched slate roof.

The rooflight requiring planning approval, can not be seen at ground level from either King Henry's Road or Lower Merton Rise.



Location plan with application site indicated and the surrounding context



Existing dormer
roof to
application site
building

Roof pitch containing
Velux roof light
requiring planning
approval

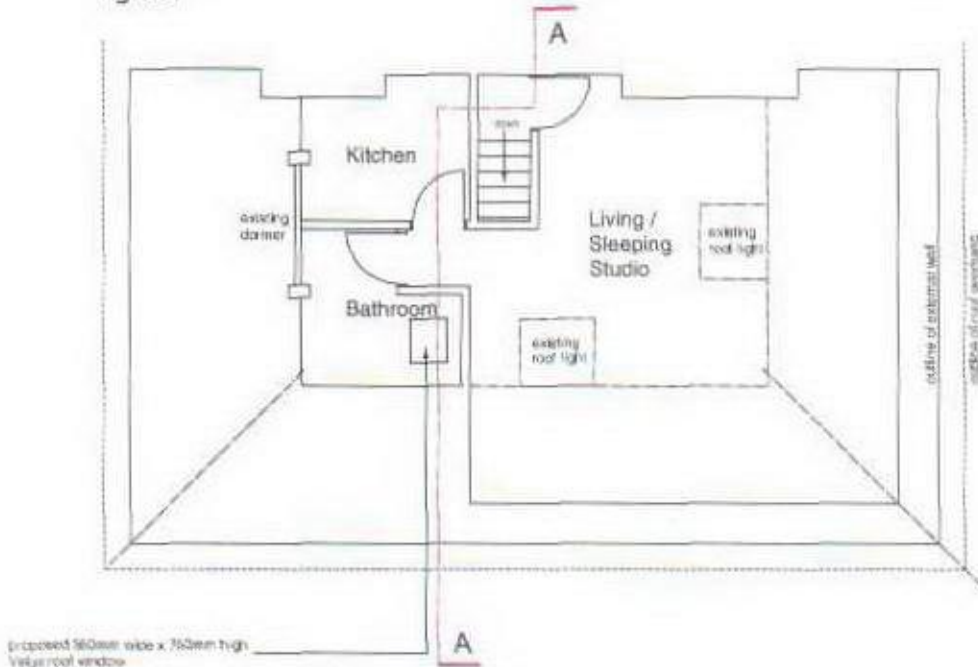
View of application site from Lower Merton Rise (rear elevation).



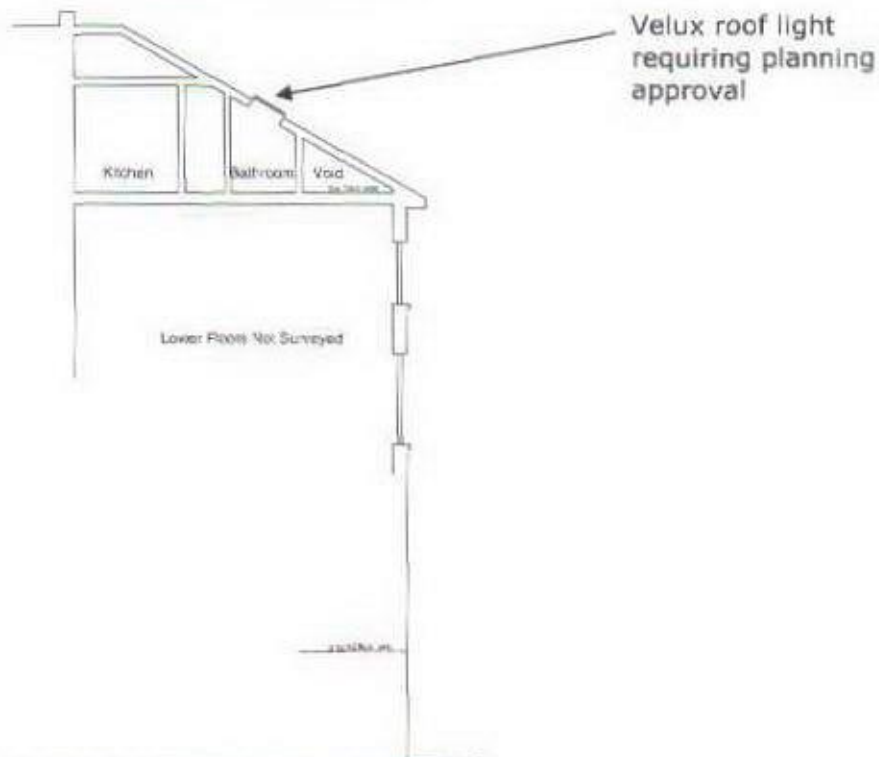
View of the roof light requiring planning approval (from within bathroom).

Existing interior

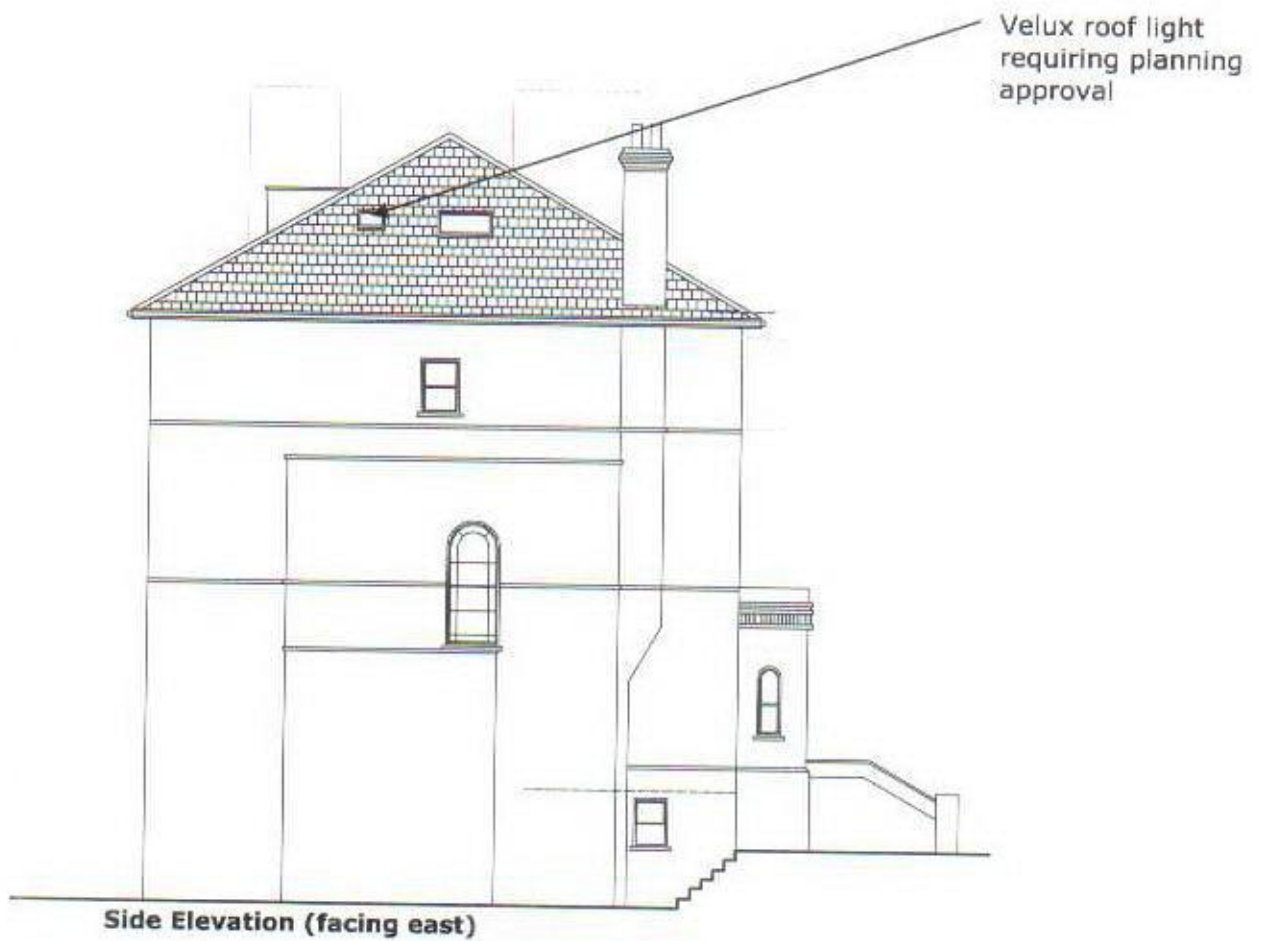
The existing building has been divided into a number of flats with the top floor studio flat containing the roof light requiring planning approval. The studio flat includes a separate bathroom and kitchen. The Velux roof light requiring planning approval is located in the bathroom which provides extra headroom, additional natural light and ventilation. The living/sleeping area of the studio flat, contain two existing Velux roof lights.



Plan indicating Velux rooflight



Section indicating Velux rooflight



View of house to application site from footpath.

2. **Proposed**

The application seeks to obtain retrospective planning approval for the additional 'Velux' roof light which has already been fitted to the roof of the side elevation at third floor level.

Amount

The rooflight size is a modest 550x750mm.

Layout

3. The roof light provides increased headroom to the bathroom which is constrained by the slope of the roof. The roof light also provides additional natural light and ventilation. The layout of the flat remains unaltered.

Scale

4. The scale of the building remains unaltered.

Appearance

The massing and proportion of the existing roof is un-affected by the roof light. The roof light can not be seen from the front of the house at ground level on King Henry's Road even when viewed from the footpath to the opposite side of the road. The rooflight can not be seen from the side road of Lower Merton Rise.



View from King Henry's Road



View from Lower Merton Rise

Materials

The roof light frame is made from timber with powder coated grey finish to outside in keeping with the traditional materials used in the existing house and surrounding context.

Access

There are to be no changes to access into / within the flat.