

PROPOSED DORMER WINDOW TO FLAT 216A WEST END LANE
LONDON NW6 1UX FOR MR HENRY CUNNINGHAM

DESIGN AND ACCESS STATEMENT

1. DESIGN PROCESS:

The property is a four storied Victorian terraced building on West End Lane. It accommodates a commercial use (facing West End Lane) on the ground floor and three upper residential levels accessed from a rear lane. The upper floors are sub-divided into three separate flats. Mr Cunningham is the owner of the top flat and proposes to install a dormer in the rear roof void. There is an opportunity to create an additional room in this zone by lifting a section of the roof to create a dormer with an east-facing window, taking advantage of the morning sun. This will increase the flat from a one bedroom unit to two bedrooms. Access to this new room is directly from the common stair that rises from the flat entrance on the floor below.

1. AMOUNT OF DEVELOPMENT:

The amount of development will increase by 4.6m² (internal area).

2. USE:

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The use remains as residential.

3. LAYOUT:

The layout is as described in 1. above.

4. SCALE:

The dormer is carefully located 2.5m away from the roof gutter line and 0.5m in from both side walls (excluding the wall thicknesses), with the window façade set only 1.6m above the sloping roof in order to provide sufficient internal height and to simplify the roof construction. This solution offers a discreet architectural solution for the new dormer within the existing composition of chimneys and parapets. The dormer is designed to be identical to a recently installed dormer window to the roof of 220 West End Lane, as illustrated on the attached photograph. Planning permission for this dormer was granted on 20 July 2007 (Application Ref: 2007/2322/P).

5. APPEARANCE:

The flat roof of the dormer is in Code 5 lead sheet with standing seams and flashings, the triangular sides are in slate and the three coupled double glazed sash windows are in hardwood painted white. The corners of the dormer window are in hardwood painted

white to read as part of the window façade. This treatment is consistent with all the materials and colours of the existing building and adjacent properties.

6. LANDSCAPING:

There is no landscaping in this application.

7. ACCESS:

Access to the building remains the same with the building entrance located on the east (rear) façade. A common stair that serves the upper two flats rises up in the rear portion of the building and terminates on the fourth floor adjacent to the door access to the new room (noted as a Study on the plan). The whole of Flat 216a is on one level.

Michael Lowe
Architect

22 October 2009