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Development Control Team
London Borough of Camden,
Town Hall,
Argyle St.,
London
WC1H 8ND.

2nd April 2009

Dear Ms. Fisher

Re: Planning Application – 46 Primrose Hill Road NW3 3AA

Design + Access Statement & Lifetime Home Standards For Minor Alterations

In accordance with the requirement to provide the above, I am pleased to list below the relevant matters in connection with our proposal which are as follows:

1.0 Purpose of Proposal:

1.1 To convert the existing vacant loft space to a habitable room comprising; a bedroom and shower area new stair extending from second floor, dormer construction to rear and side elevations and two new slopping roof windows.

2.0 Proposal Relative to Existing Building.

2.1 The proposed new works only require minor structural work to support the floor which will be provided by the placement of two steel beams supporting new timber floor joists.
2.2 The purlins and bracing will be replaced by larger timber rafters fixed alongside the original to provide a clear open space under the roof.
2.3 Dormer windows are to be constructed to the rear + side elevations with window style to match existing.
2.4 Two new roof windows are to be inserted within the pitch of the roof to give day lighting to the shower room and new bedroom space.

3.0 Discussions with Neighbours Regarding ; Shadowing, Lighting, Visibilty, Proximity, Overbearing, Noise Issues.

3.1 No formal discussions have taken place but the neighbour at No 48 has already developed his roof space and the neighbour at No 44 also has no objections to the issues above.

3.2 I t will be seen from the enclosed drawings that no part of this proposal affects the neighbours in an adverse way.

4.0 Siting and Appearance of the Works, Placement, Visual Impact, Architectural Style, Materials, Decoration, Lighting , Colour and Texture.

4.1 Placement of the two dormer windows, to the side + rear elevations are central to the roof in the case of the side dormer and central to the windows below in the case of the rear dormer.

4.2 In both cases the size of the construction is proportionate to its surrounding and does not form an intrusion on the existing roof-scape. The architectural style of the dormers are to have flat roofs in likeness to the others in the area and window design is to match existing in every detail.

4.3 Materials are traditional timber, code 4 lead cheeks to dormers, additional roof windows as normal in line with roof pitch.

4.4 Decoration to the windows is painted in white to match all others in area.

5.0 Scale, Height, Width + Length in Relation to Existing Building.

5.1 The two dormers have been carefully integrated to ensure that height , width, length etc are in proportion to their immediate + near by surroundings. Placement of the rear dormer is central to the windows below, and smaller in height.

6.0 Compliance with Advice form CABE (access guidance) or Reasons for Departure.

6.1 It has not been possible with this proposed development at the top of the house to comply with design guide to the letter, however, all other aspects have been incorporated where ever possible as follows:

a) Door widths to be 838mm where possible.
b) Generally there is space for turning a wheel chair,
c) The main hall way is already 2.6m wide,
d) The main stair is 1.1m wide
e) Walls in bathrooms will be capable of taking adaptations for hand rails.
f) There is no lift capability in the existing format + structure of this building.
g) There will be a route for a hoist in the future from the main bedroom to the en suite bathroom.
h) The shower room will have ease of access to the shower, & wc and will comply where ever possible.
i) Window heights are not higher than 800mm from floor level.
j) Switches, sockets ventilation & service controls will be at a suitable height ie.) 1200mm & 400mm respectively.

The main access to the dwelling on the ground floor is via several steps and cannot be altered to comply, however the main entrance door is 1200mm wide and would give good assisted access at this point.

7.0 Refuse.

7.1 Refuse to the dwelling remains as existing via wheely bins within the site pushed out on collection day, in accordance with the established Camden Collection Procedures.

8.0 Chosen Materials & Why.

8.1 Materials have been chosen to match existing and to keep the general appearance in line with its surroundings. Existing clay tiles are to be re-used, some of the existing rafters will be reused for propping and noggings in the new dormer construction, and the dormer cheeks and flashing will be code 4 lead helping to keep maintenance to a minimum.

9.0 Impact on the Street Scene

9.1 The proposed development can only be seen at high level from the side. The design has been amended in accordance with the planning officer's comments and does blend in size of windows, set backs, height of dormer construction and choice of materials with its surroundings.

10.0 Considerations given to Sustainability, Energy Efficiency, Carbon Emissions & Low Energy Technologies.

10.1 All the new materials are leakage free, electric lamps are low energy fittings, heating & hot water is served by the new emissions re-cycling, boiler and high insulated hot water storage cylinder, internal noise insulation provided by sound block insulation between joists and acoustic decking, thermal insulation to the roof is by 'Cooltherm' high value insulation between new rafters, clay tiles to be re-used.