

**DESIGN AND ACCESS STATEMENT
4 INVERFORTH CLOSE NW3**

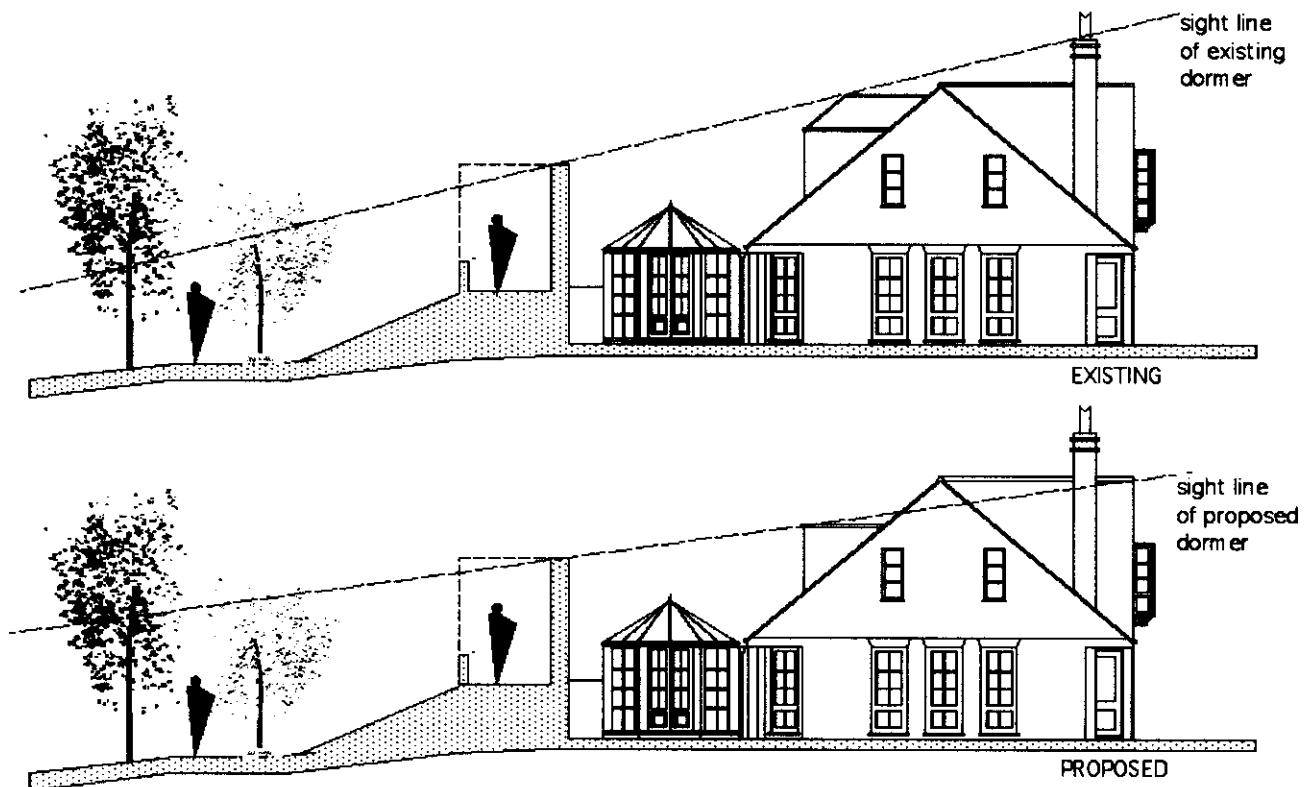
REPLACEMENT DORMERS

APRIL 2009

1.00 PROPOSED DORMER TO REAR OF PROPERTY

The property currently has a pitched roof dormer to the rear elevation. To gain better headroom in the bathrooms it is intended to increase the size of this dormer.

The rear of the house has a small garden enclosed by a very high wall in excess of 4 meters separating the property from the heath. This wall means that it is extremely difficult to see the existing dormer from the heath. We have elected to use a low flat roof on the proposed dormer, so that it will be even more difficult to see as shown by the indicative diagram below. We therefore believe that the proposal will have no visual impact on the conservation area. The proposed dormer will also be in keeping with the new flat roof dormers on the neighbouring building, no.1 Inverforth Close.



2.00 PROPOSED DORMER TO FRONT OF PROPERTY

To the front of the house the property currently comprises a gable, with a dormer to one side and a chimney to the other. To provide more light into the bedroom, the owners wish to demolish the chimney stack and replace it with a dormer window.

To maintain the character of the house this dormer will match the dormer on the other side of the central gable in materials and detail.



3.00 ACCESS

Access to the property is not affected by this proposal. Within the property access is improved within the bathrooms and master bedroom.