

Design and Access statement

**4 Crediton Hill
London
NW6 1HP**

1.0 Introduction

This design and access statement has been prepared by Emily Winstone Design to explain the proposed works at the top floor flat, 4 Crediton Hill, London together with the submitted application for planning permission.

These applications are submitted on behalf of Grant Parkinson & Masha Feigelman and propose the minor alterations to the existing loft space to create a new bedroom & ensuite with a rear dormer and terrace and a side dormer.

2.0 Site Location and Surroundings

This property is the top floor flat of a semi-detached house in Crediton Hill. It is within the West End Green / Percival Rd Conservation Area. It is not a listed property.

3.0 Proposal

The proposed alterations are to create a bedroom and ensuite within the existing roof space. A new roof light is proposed to the front façade which is to be a conservation roof light. This conservation style roof light will not disrupt the uniformity of the streetscape due to its flush nature.

Dormer roofs are the predominant form of development in the area due to the large, steep pitches of roofs. Dormers are predominant on the front, sides and rear of many dwellings within the immediate vicinity of 4 Crediton Hill – refer existing photos.

A new dormer with terrace is proposed to the rear of the property to allow ventilation and light into the new bedroom. A smaller side dormer is proposed to allow an ensuite space off the bedroom. We propose to install painted timber windows and doors. The front faces of the dormers are small enough to preserve the dominance of the existing roof form and are set away from the eaves and the ridge. The new dormers will be subordinate to the main roof and they will be clad in clay tiles to match the existing roof.

4.0 Access

The existing access to the property has not changed