

Design & Access Statement

73 King Henrys Road London NW3

25.04.06

73 King Henrys Road is a Victorian (1850s) semi-detached family home consisting of 4 storeys. The building forms part of a terrace of two separated by a gap from another terrace of two. To the West lies a purpose-built estate consisting of 5 storeys and to the East some low level purpose-built ancillary buildings.

73 King Henrys Road does not lie in a conservation area.

My client proposes to convert the loft space with the addition of a lead covered dormer with windows to the front and rear as shown. The front and rear align with the neighbouring dormer at No.71. All windows are timber framed and to be painted white.

Every effort has been made to comply with Point 2.8.14 of the Camden Supplementary Planning Guidance (July 2002) (500mm between roof ridge and top of dormer). Given the height of the roof this has not been achieved fully in order to maintain an inside clear dimension of two metres. (Refer to section Drawing KH-P-06)

In addition my client proposes to create one new full height opening and to enlarge some existing openings at the rear and side of the Lower Ground Floor. All new glazed doors will be timber framed with a white paint finish.