

Design and Access Statement

Lamorna, Dartmouth Park Road, NW5 1SU

Proposed new bedroom/bathroom on top of garage

We are submitting plans for a new bedroom with ensuite bathroom on top of a garage attached to the property. The design of the building elevations proposes that they be built in red brick to match the existing construction of the house. We have previously successfully extended the garage using a similar construction, and the sympathetic use of brickwork and doors maintains the appearance of the house in an appropriate manner. Lamorna is a unique detached property built in 1933, sited between the end of a Victorian terrace and a contemporary designer house. Although it is in a conservation area, because of its existing unique design, any alterations can only maintain integrity with the house itself rather than matching any other buildings. We consider that the proposals achieve this.

We propose to run the front elevation right up to the adjacent house (First House), as agreed with its owner.

Access to the new bedroom will be through one door, direct from the main staircase. Escape type windows would be fitted if necessary.

Harry White
Lamorna
Dartmouth Park Rd.
London NW5 1SU

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