



Design & Access Statement

For

**Flat 3
15 South Hill Park Gardens
Hampstead
NW3 2TD**

On behalf of

Mr. & Mrs. Kevin Morrissey (Owner/Occupier)

Date: 26 September 2006/GD/RR/ya

Application Ref: 2006/4015/INVALID
Associated Ref: 2005/4410/P

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The site lies within a long established residential neighbourhood. There is no change of use proposed. The access remains as existing.

It is intended to make use of the existing roof space for the upper flat. The majority of flats and houses already make use of such a space.

The proposal is to convert the existing roof space into additional accommodation. The floor area of the resultant rooms is determined by the floor plan of the house with only a small rear balcony area extending the plan. It is not considered that the additional rooms will cause any material harm since the majority of equivalent roof spaces in the street have already been converted.

The additional space provides for two additional habitable rooms and a balcony and access door to the rear. This use of space and external amenity area is appropriate to the site and the street where such change has become a common precedent.

In terms of scale and appearance, the proposed rear dormer windows have been amended to respect the proportions and hierarchy of the existing fenestration. The smaller window openings, window alignment and timber sliding sashes seek to ensure that the proposal blends in comfortably with both the subject property and adjoining houses. The windows would sit high up within the roof plane and face onto private gardens. The form of the design and materials will ensure that the proposal will not harm either the character or the appearance of the South Hill Park Conservation.

Kind Regards

Ramina Rezaie

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