

**Design & Access Statement**

**13 PRIORY ROAD, KILBURN, NW6 4NN**

**ERECTION OF SIDE AND REAR DORMER**

**The Site**

The subject property is a Victorian semi-detached house laid out over four floors.

The application site is located in a predominately residential area which is characterized by three storey buildings mainly of residential use. Priory Road is located within the Priory Road Conservation Area.

Priory Road is mainly characterized by shallow pitched roofs, step leading to decorative porches and the raised ground floors.

Priory Road is located within walking distance to Kilburn High Road underground station and bus stops on Kilburn High Street serving several routes.

**The Proposal**

The proposal is the erection of a side and rear dormer.

The rear dormer will enlarge the existing habitable space and the side dormer will accommodate head height over stairs to the loft room. The existing front dormer will be retained.

The proposed roof and dormer cheeks will be cladded with slates to match with existing roof slates.

The proposed rear dormer reflects the scale and spacing of the neighbouring properties; adequate distances are maintained from site boundaries to ensure building lines are not compromised in which to detrimentally affect the neighbouring properties in terms of loss of privacy, daylight and outlook.

**Access**

The current vehicle access and off- street parking is located at the front of the plot via Priory Road.

**Appearance**

The overall front appearance of the building will remain unaltered as no alterations has been proposed

**Conclusion**

Having reviewed the different elements of Camden Councils Local development framework core strategy, development policies and supplementary Planning Guidelines, and other National Standards, it is felt that the proposal at this property is satisfactory and does in fact meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.