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Planning Department
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sirs,

Ref: Design and Access Statement for 93 Parkhill Road, London NW3 2XY

I list below criteria required in the Design and Access Statement accompanying the above application.

1. **Use of Site.** I confirm that the current use of the site is 3 bedroom dwelling house.
2. **The amount of development.** It is intended to erect a rear dormer, enlargement of side dormer and installation of front roof light. The reasons for refusal in the previous scheme Ref: 2014/1041/P have been discussed with the Planner Carlos Martin, and it was felt that the proposed enlargement of the existing side dormer and the new rear dormer had their flat roof elements too close to the existing hips. It was therefore recommended that we amend the design and allow the dormers to sit more comfortably on the roof plane. We have altered the existing flat roof on the side dormer and produced a more aesthetically pleasing pitched roof, which we have also copied onto the proposed rear dormer. This revised design allows the dormers to sit comfortably away from the existing hips and should overcome the previous reason for refusal.
3. **Layout.** The layout of the new loft room has been carefully thought through with a new staircase leading from the existing landing.
4. **Scale** As stated previously the new design of the side and rear dormer are modest in size and sit comfortably within the roof.
5. **Appearance.** We will make sure that in this conservation area that the tiles, facings and windows all match the existing property.
6. **Landscaping.** The existing gardens and landscaping will remain untouched.