

Simon Miller Architects Ltd
1033 B Finchley Road
London NW11 7ES

Tel: 020 8201 9875
Fax: 020 8201 9877
Email: simon@simonmillerarchitects.com
Web: simonmillerarchitects.com

Planning and built environment
5 Pancras Square
London
N1C 4AG

13th March 2015,
Our Ref No: 373/ 2 LAURIER ROAD

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION FOR WORKS AND EXTENSION TO A DWELLING AND CONSERVATION AREA CONSENT TO 2 LAURIER ROAD, LONDON NW5 1SG.

Design & Access Statement

Dear Sir or Madam,

Please find amended proposed drawings, which form a planning application for the refurbishment of the existing dwelling including conversion of existing loft into a habitable room with one rear dormer window and three roof conservation type skylights, new bathroom extension with new rear window and skylight, new rear terrace with new rear double door, balustrade and privacy opaque screen as well as minor internal alterations to 2 Laurier Road, London NW5 1SG.

The house is end of terrace house, set within The Dartmouth Park Conservation Area.

Conversion of existing loft space into a habitable room

New bathroom extension

Rooflights

We are proposing three new conservation type rooflights over the new converted loft space and one roof light over new bathroom extension (please refer to drawing 373/PL.04_REV C); and ground floor terrace balcony (please refer to drawing 373/PL.02_REV C).

Dormer windows

Our proposal includes one new rear side dormer window.

Access

Access for the emergency services does not change from that of the existing situation. Emergency escape from the building will be via the main staircase through the main entrance; first floor windows, and rear kitchen doors.

Bin store

There will be space allocated for the storage of bins and also new bike shed in the side access passage. We believe the above description of the proposed design has addressed the key issues of Design & Access.

Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact our office.

Should you wish to scale off our drawings for planning purposes please do not hesitate to do so. We anticipate the receipt of your acknowledgement letter. Many thanks.

● Page 2

Yours Faithfully,

Joanna Jagusiak
pp. Simon Miller

for and on behalf of Simon Miller Architects Ltd