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**LOFT CONVERSION DESIGN & ACCESS STATEMENT
FOR
19 OAKESHOTT AVE.
LONDON
N6 6NT**

23rd March 2015

Use

19 Oakeshott Avenue is, and will remain, a two storey single unit family house set within the Holly Lodge Estate Conservation Area.

Planning History

The applicant received planning approval for a loft conversion in June 2013 (Application Ref: 2013/2524/P). Its composed of the following:

- Addition of rear dormer.
- Addition of a side dormer for the new stairs from 1st floor.
- Addition of 3no. skylights.

Proposed Alteration to Application Ref: 2013/2524/P

- Instead of a rear dormer the proposal is to replace the rear roof hip with a gable end and add a window to the loft level.
- The addition of a side dormer for the new stairs from 1st floor will be as Application Ref: 2013/2524/P.
- The number of skylights will be as Application Ref: 2013/2524/P.

Scale & Materials

Gable End: - The gable wall will match the existing wall finish.
- Verge boards in painted timber to match existing fascias.
- The new window will be in timber decorated to match existing.

Side Dormer: - The dormer will be set in from the existing roof and gutter line as per the Camden Planning Guidance document CPG 1, section 5.11.
- Their projection off roof finishes surface will be less that 150mm.
- The dormer will have a hipped gable roof to further reduce their overall volume.
- Cheeks will have vertical tiles to match the existing roof tiles.
- The new window will be in timber decorated to match existing.

Skylights: - Their projection off roof finishes surface will be less that 150mm.

Maintenance & Sustainability

The dormer & gable end will be constructed using traditional roof methods from robust materials with proper flashings. Skylights will be of a standard construction such as velux.