

**60 CAVERSHAM ROAD LONDON NW5 2DU:  
Design and Access Statement / Heritage Statement:**

**PROPOSED LOFT CONVERSION TO PROVIDE ADDITIONAL LIVING SPACE:**

**Introduction:**

This Statement has been prepared in support of the application for the loft conversion at the above address. The property is the top floor flat in a four storey block of flats comprising of lower ground, ground and first, second floors.

**Site Assessment:**

The property appears to be located within the Kings Cross St Pancras Conservation Area and would benefit from this DAS that explains the proposals and extent of the development.

**Proposal:**

The proposal is for the conversion of roof space into a loft space with roof lights to the front, rear and side of the building. The roof lights have been designed with considerations to the fact that the building is situated in a conservation area. These roof lights will be conservation style roof lights and would not protrude above the tiles of the roof. The roof lines of the property have not been changed and we are only inserting conservation style roof lights in them will not protrude above the roof slope and will be used just for light and ventilation of the room.

**Scale:**

The proposed conversion has been scaled down to be housed in the curtilage of the existing roof. It would therefore not be seen from the front of the house. The proposal is not visually dominant and the feature is not discordant or out of keeping with the architectural character of the application property.

**Materials and Appearance:**

The proposed roof lights will be conservation style roof lights. There are no proposed modifications to the existing roof slope and roof tiles.

**Access:**

There are no modifications to the existing access into the building from the street level as the property is a block of flats. Access to the proposed loft will be via the proposed interior stair shown in drawing 104P and 105P which starts from the second floor of the building. Means of escape from the loft will be via this proposed stair and through the existing stairs and front doors as shown in the drawings 102P and 104P.

**7.00 Use:**

The existing use is residential flat for a single family and will remain as such.

**8.00 Waste Disposal and Recycling:**

The existing arrangements and storage will remain unaffected by these proposals.