

## **21 College Lane London NW5 1BJ Design & Access Statement (Loft)**

The purpose of the proposal is to gain additional space by carrying out a loft conversion at second floor level by having a new floor with a front and rear mansard roof construction to match with other similar Mansard construction on College Lane and other similar conversions in the surrounding streets.

The proposed works will relate to existing building by having a new stairs from the first floor stairs landing. The stairs will have one turn before reaching a new landing at mid second floor level. The stairs will continue from the mid second floor level to reach the second floor level for the main Mansard construction. The new second floor level will have a front Mansard with two Lead cladded dormer with timber framed sash windows and a rear Mansard facing the rear garden also with two lead cladded dormers with timber framed sash windows.

The proposal has been discussed with the no. 21a College Lane NW5 1BJ who have no objections and will also be applying for a similar sort of application. The proposed works is wholly within the land belonging to No 21 College Lane London NW5 1BJ. There should no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension.

The Sitting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

The Height / Length of the new structures will match that of existing conversions in the area around NW5.

The house is solely private domestic, no disable access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.

Crime prevention measure to the scheme, are to accommodate by utilising the existing house alarm system.

All materials specified on the drawings are using traditional materials, brick, timber, glass, lead that can be easily repaired by specialized trades. Traditional materials would be more environmentally friendly than plastics.

The impact of the proposal on the street scene would be minimal, as illustrated on the drawings.