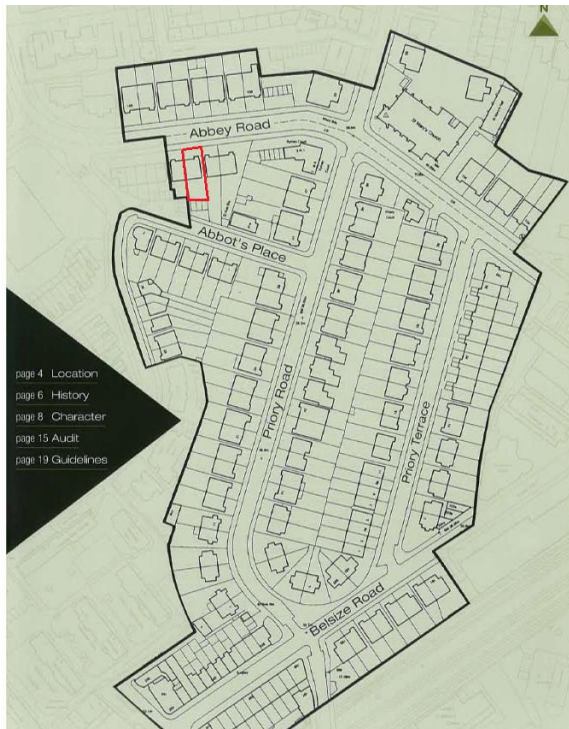


Design and Access Statement in respect of 149 Abbey Road, London NW6

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1.0 The existing site is occupied by a four storey semi-detached building currently used as four flats, one on each floor.

The property is located within the Priory Road Conservation Area.



page 4 Location
page 6 History
page 8 Character
page 15 Audit
page 19 Guidelines

source: Camden Council Priory Road Document.

The building is a semi-detached villa traditionally finished with stuccoed masonry external walls and painted white.



General rear elevation (application property to the right, painted white).

- 2.0 The proposal is to convert the existing roof void and insert rear and side facing dormer windows in order to form a self contained studio (1 person) flat.

Design –

The new dormer windows have been sized and positioned to respect the proportions of the existing roof and has been designed to accord with Section 5 of the Camden Design Guidance Note 1 which stipulates that dormer windows need to be set well within the existing roof slope, being set down from the ridge line and away from hip or valley roof details.

The dormer windows will be finished with lead and have timber windows painted white.

The new unit formed will be a studio flat being capable of being occupied by a single occupancy. The floor area, with headroom above 1.5m, is 38sq.m therefore compliant with minimum standards set out within the London Plan.

The new unit has been laid out with the use of the area consistent with the floor below, therefore having the sleeping area above the bedrooms below and likewise with the living area. Stacking issues have therefore been addressed.

- 3.0 In conclusion - The scheme has been carefully prepared to accommodate and respect planning policy, both local and central, and makes efficient use of the space to provide much needed additional accommodation within the area.
The new unit will be a small, 1 person, unit providing affordable accommodation for the first time buyer. The dormer windows are appropriately sized to respect the existing building and not to cause any undue effect on the Conservation Area.