

18<sup>th</sup> October 2015

## Design and Access Statement

**Re Property:** 22c Ariel Road, West Hampstead, London NW6

**Proposed Works:** Loft conversion / Installation of Dormer Window

22c Ariel Road is an end of terrace house forming part of a set of Victorian houses. The house does not extend to the corner with the adjoining road. The house is not shown to be in a conservation area, and it is not a listed building. The property is a three story building forming three flats, each occupying a level.

The application is to utilise the loft space to enable the top flat to create another bedroom and bathroom. The current roof is a hip roof and a hip to gable was considered part of the feasibility study. The scope of works have been reduced to a single rear dormer in accordance with the planning guidelines.

The design of the dormers is subordinate to the host building and designed in a sympathetic manner. The roof will be re-roofed in slates and the dormer cheeks as well. The new windows will be sash timber frame windows painted in white.

A further window to the rear will be changed to a timber sash to enhance the character of the building.

