

APPLICATION FOR PLANNING PERMISSION
TOP FLOOR FLAT, 137 KING HENRY'S ROAD,
LONDON NW3 3RD

Design and Access statement (including Heritage statement)

The proposed development will convert and render habitable the loft space above the Top Floor Flat at 137 King Henry's Road. The development will include the erection of a dormer window in the rear roof slope, and the installation of a roof light in each side of the roof.

It is intended that the newly converted space will be for residential use. Care has been taken to ensure that the development, when realised, will integrate harmoniously with the existing top floor flat. It is therefore proposed to convert the loft space into a single and attractive open room (33 square metres), rather than into a number of small and cramped rooms under the eaves (as found in loft conversions in some surrounding buildings).

The plans were originally drawn up in 1998 by a professional architect. Consultations were held with the planning authority to ensure that the proposed development respects the planning and building regulations, and preserves the aesthetic quality of the building and its surroundings. The proposed development is in keeping with the style and scale of the building and will use traditional materials (eg wood-framed double-glazed dormer sash window and rooflights).

The proposed dormer window in the rear side of the roof will be visible from the rear of some houses on the north side of Wadham Gardens. The dormer will resemble and, in many instances surpass, in aesthetic quality the dormers found on the rear of surrounding buildings in King Henry's Road. The loft spaces of most surrounding buildings on this road have already been converted, so the proposed development will not look unusual or conspicuous.

Access to the converted loft space will be via a new internal staircase, which has been situated and designed to permit easy use, including by disabled and older persons and children. The new staircase will be built out into the airspace of the building's existing communal hallway (without in any way affecting the use or lighting of the communal hallway), to permit the new staircase to be as broad as possible (approx 0.75 metres). Users of the new staircase will arrive in the loft space at close to its highest point. The new staircase will be equipped with a balustrade.

The proposed development has no implications for existing vehicular and transport links to the building, nor for its security. It should enhance the value of the building and its land, and may permit higher density occupation.