



Retrospective Application for Rooflight Additional to Existing Loft

Loft at Second and Attic Floor Flat

16 Savernake Road London NW3 2JP

Design and Access Statement

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Planning Application Ref : PP-05467223

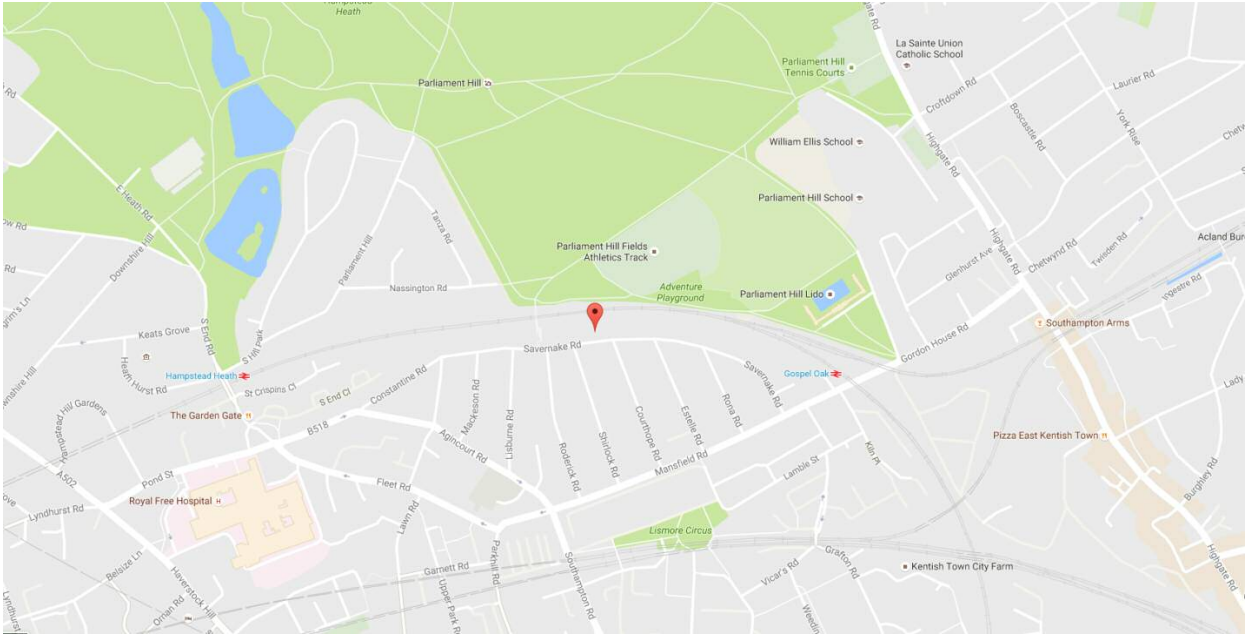
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Introduction

This document describes a modest changes with a skylight addition to the existing Second and Loft Flat.

Site Location

Located South of the popular Hampstead Heath, the proposed site is siting within a prestige residential area within walking distance from both Gospel Oak and Hampstead Heath tube station. The proposed site is a converted three-storey plus loft Victorian mid terrace with the property occupying both the second and loft floor.



Location map - n.t.s.

Existing Context



Legend:

- Site
- Property with Front Skylight

Aerial view showing the site location and properties with front skylights to both houses and flats along the road.



View showing further example around the local residential area with front skylights.

Design Proposal

The proposed scheme tabled a minimal addition to the existing flat with a new skylight is inserted to the front bathroom at loft level to provide natural lighting and ventilation to the small bathroom with restricted headroom.

The proposal is consistent with the local development which does not undermined the privacy of both the adjacent and local residents with minimal impact to the existing street scene.

Use

The property is currently use as a residential unit (class C3). There will be no changes to the use of class in this proposal.

Materials

The proposed skylight is of timber frame with glass infill, consistent with the existing windows to front facade as well as the local front skylights.

Floor Area and Layout

The is no changes to the existing floor area and the perimeter to the flat.

Scale and Appearance

The skylight addition to front facade hardly visible from the street due to the height and pitched of the existing roof will form part of the continuous development of the local street scene.

Landscaping

There is no changes to the existing landscape.

Access

The existing pedestrian access to the site will remain unchanged.

Car Parking

There is no parking facility on site and this arrangement will be retained.