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Client:	Mr. Gigi Petane
Site Address: Camden Council	40 Rochester Road London, NW1 9JJ
Proposed Works:	Loft Conversion – GF Extension – Subdivision of property
Date:	31th October 2016

Design & Access Statement

Introduction

This design and access statement is to accompany an application to extend a single dwelling via a loft, ground floor rear extension and a small first floor side extension (to complete an infill). It is also proposed to convert the dwelling into 2 self-contained flats.

Amount

The proposal will create an additional 6.4m² on the ground floor and an additional 27m² via a loft conversion to create a third floor. It is then proposed to create 2 self-contained maisonettes each with 2 bedrooms. The ground floor flat will also benefit from some amenity space to the rear garden.

Layout & Access

There will be no changes to the external layout of the site.

Internal changes to layout will be provided to ensure self-contained units have their own essential and private circulation stairs and accesses.

Existing external access will remain unchanged.

Scale

The proposed development requires modest scale works to increase the footprint of the property to accommodate additional habitable spaces to the self-contained units. The mansard loft to the roof will add additional height to the property but in keeping with similar mansards roofs in the area and the street itself.

Appearance

The proposed mansard loft conversion will be the only significant change in appearance to the property. The design however ensures it is set back behind the high parapet wall and is also sloping at a 70 degree angle, further reducing its impact. The mansard style is also a very common feature not only in the area but in Rochester Road itself, so would be in keeping with the character of the area.