

Design and Access Statement

Site Address:

FLAT 5, 89 PRIORY ROAD, South West Hampstead, London, NW6 3NL

Amount

The development involves the conversion of the Roof space to provide an additional bedroom.

Layout

3 roof lights will be installed all serving the loft bedroom: two on the left roof slope and one at one on the right. There will also be a window installed on the dormer's main façade which will match the existing ones below and be with obscured glazing and fixed shut up to 1.7m measured internally in order to prevent overlooking to the neighbouring properties. This window will serve the stairwell.

Scale

The dormer is kept to the minimum possible size so as it doesn't dominate the existing roof and respect the Council's Planning Design Guidelines. The existing roof ridge is maintained at its current height.

Landscaping

As the proposed work is at roof level and confined to the extent of the existing rear external wall, there will be no landscaping.

Appearance

The sides of the dormer will be finished in eternit slate vertical tiling.

Access

Existing access to the property is unaffected.

Photograph

Front View

Rear View

