

DESIGN AND ACCESS STATEMENT

30 Westbere Road
London NW2 3SR

LOFT CONVERSION

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30 WESTBERE ROAD, LONDON NW2 3SR

1 INTRODUCTION

This statement has been prepared in support of a Full Planning Application for 30 Westbere Road London NW2 3SR on behalf of Mr and Mrs S Schelin.

30 Westbere Road is an early Edwardian semi-detached property in a sought after residential road located to the west of West Hampstead Fortune Green residential area and although outside of the Fortune Green ward conservation area is close to the transport links of West Hampstead and Cricklewood Thameslink stations.

The building is a solid structure constructed from London red brick, the property has gone through some changes so the house meets present needs of its owners and the areas social demographic. It retains the original features of a turn of the century period house. The ground slopes down from right to left at the front of the property.

2 THE PROPOSAL

The proposal is for changes at roof level to the rear of the property in order to achieve a more homogenous use of the loft where changes carried out in the past have failed to provide cohesion at roof level. On the south east side the new wall will be adjacent to the party wall up stand with number 28 Westbere Road and the north west wall will follow the building line. The proposals reflect numerous changes to lofts in the area including those at number 32 Westbere Road.

The proposal is as detailed on the design drawing and includes the formation of a skylight at roof level above the stairs area as shown in the section and no access is proposed to the roof to avoid overlooking issues. The proposal will not exceed the height of the existing roof line.

3 AMOUNT OF DEVELOPMENT

The proposal entails small changes at roof level at the rear which will not be visible from the front. Of the building. Similar loft changes have been carried out along Westbere Road and nearby Asmara Road.

The roof extension will have no significant impact on the view from the side or to the rear of the property as there is only a narrow gap between numbers 30 and 32 Westbere Road which is to the left of the property and will also be partly obscured by the height of the dwellings.

4 LAYOUT

The roof extension is located above the first floor level and along the building line. The set of drawings shows the extent of the proposals and the improvement made to the use of the internal space.

5 SCALE

The proposed changes will have no impact on the footprint of the property, but will improve the amenities to provide a comfortable family home. It is like many roof extensions in the area which can be seen on site.

6 LANDSCAPING

The scheme is not at ground level therefore has no effect on the front or rear gardens.

7 APPEARANCE

The proposed changes will closely follow and match the existing architecture and style of the adjoining Victorian properties. The roof terrace is in line with current Local Authority sustainability requirements and guidelines and like the existing developments to adjoining properties. The proposed roof finish is Eternit dark grey slate which is similar to the existing finish on the adjoining properties. We also propose sliding glazed panes at the rear with a stainless steel handrail bar.

8 CONCLUSION

The proposed changes have no detrimental impact on the surrounding residential amenities, or character and appearance of the streetscape.

The proposed changes are modest, in line with the Planning Policy Guidance and Government objectives and have minimal impact on the adjacent amenities. As such we respectfully request that Planning Consent is granted for this scheme.