

Ursula Tucker Architects
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Design and Access Statement

53 A/B Lady Somerset Road, London NW5 1TY

Relevant planning applications

2010/6932/P

Context

The property forms part of a three-storey, mid-terrace, period house, with an additional floor formed within the roof (a loft extension). It is not listed and is not situated within a conservation area, although the Dartmouth Park Conservation Area is nearby.

Proposal

The property is currently divided into 3 flats; a ground floor garden flat with 2 bedrooms, a 1st floor 1 bedroom flat and 2nd floor 1 bedroom flat. The ground floor flat (flat A) is owned and occupied by the applicant and his family including 2 children. Recently the applicant was able to purchase the 1st floor flat and now seeks to convert flat A and B into a single dwelling to provide more space for his growing family.

Design And Appearance

The resulting 2 storey maisonette will be accessed via the current flat A front door. A new internal staircase will provide access from the ground floor to the first floor.

The conversion works will include minor changes to the external appearance of the property. These changes include the infilling of the small internal courtyard in order to create a wc. The pitched roof will be extended in materials to match existing with the addition of a skylight to bring natural light into the wc. On the rear elevation changes are proposed to the 1st floor window. These involve enlarging the existing structural window opening and installing a new set of fixed glass and timber windows to mirror the fenestration of the ground floor doors. Four new skylights are proposed in the rear roof, above the new landing and double height space.