

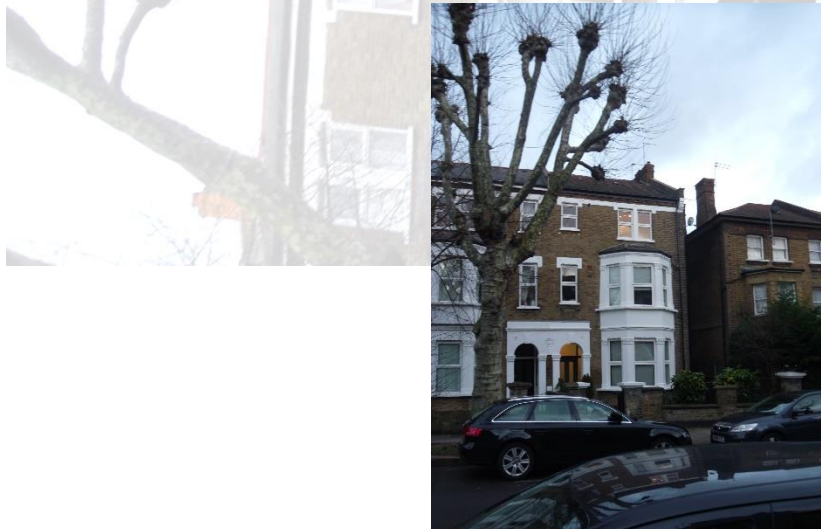
Design and access statement

For a loft conversion with two dormers to the rear roof slope and three conservation Velux roof lights to the front roof slope
at Flat C, 5 Fordwych Road, London, NW2 3TN

1.0 Introduction

5 Fordwych Road consists of a typical early 1900's style 3 storey end of terrace house divided into flats. The subject property is formed within the top floor (second floor and loft space) The property is not believed to be within a conservation area.

The properties envelope is provided with a tiled pitched roof and the external walls provided with a solid brick and rendered envelope.



2.0 Proposal

The proposal is to create a loft conversion featuring three conservation style velux rooflights to the front roof slope and two dormers to the rear roof slope which shall be Sub-ordinate to the windows below. The loft conversion would allow for a new bedroom and ensuite to the newly formed third floor.

The materials proposed are:

- Velux window in a dark grey metal exterior finish
- Lead clad dormer,
- 3 layered felt or roll top lead roof system to the dormer
- Sash style/appearance windows in Gloss white

The projection of all roof-lights will be kept as close to the plane of the roof as possible (Not exceeding 150mm from the roof plane - Shown as 40mm on sectional plan).

3.0 Design

The proposal for the dormers has been designed to not overwhelm the rear roof slope thus situated inline with the windows below and subordinate. The dormers have been sited below the existing ridge line and well above the soffit of the eaves. There would be no visual impact from a highway.

3.0 Amount

The additional footprint gained by introducing the proposed loft extension would be 35m²

4.0 Layout

The newly formed third floor would provide an additional bedroom, a new staircase would aim to follow the existing staircase thus avoiding any disruption to the existing layout of the property.

5.0 Appearance

The Velux conservation roof lights have been kept to a minimum to allow less interruption to the existing roof scape along Fordwych Road.

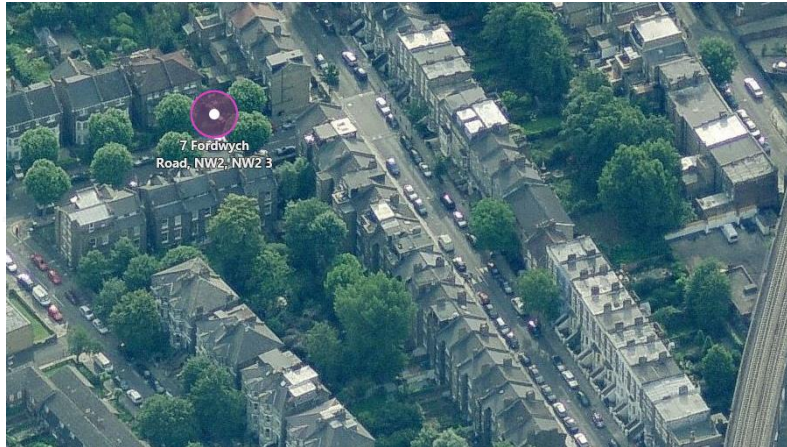
The dormers to the rear roof slope would be of similar materials as existing. The siting of the dormers have been set back within the roof slope and sited well below the existing ridge line to allow the dormers to appear less dominant.

6.0 Scale

External measurements have been provided on the plans accompanying this application, please refer to Plan No.1416/75

7.0 Landscaping

The subject property does not benefit from front nor rear gardens.



Above: View of the surrounding properties featuring similar dormer designs to our proposal
Most noticeably to Maygrove Road

Conclusion

A variety of properties with Fordwych Road, Maygrove Road and Garlinge Road differ in shape and form and have been provided with Velux rooflights and dormers of various scale. However we understand that these do not form precedent and feel our design would be inkeeping to similar properties carried out within the area.

With our proposal in mind, we would consider that the proposed extension would not seem to have any overall impact or effect on the appearance of the environment and street scene.