

91C Caversham Road

Planning Application – Design and Access Statement

Flat C

91 Caversham Road

Kentish Town

London

NW5 2DP

May 2018

This statement is presented in respect of a detailed planning application for certificate for the conversion of the loft space together with the alteration of the rear roof slope, with the installation of 3no. rooflights in the side roof pitch and 4no. rooflights in the rear roof slope.

This document has been provided in support of a detailed planning application submitted to the London Borough of Camden by

Omar Sherif
B.Sc., M.A., M.Res
Architectural Designer
+44 (0) 7557194842

Introduction:

The Design and Access Statement should be considered together with the submitted drawings as part of the application. The design has been approved by the freeholders.

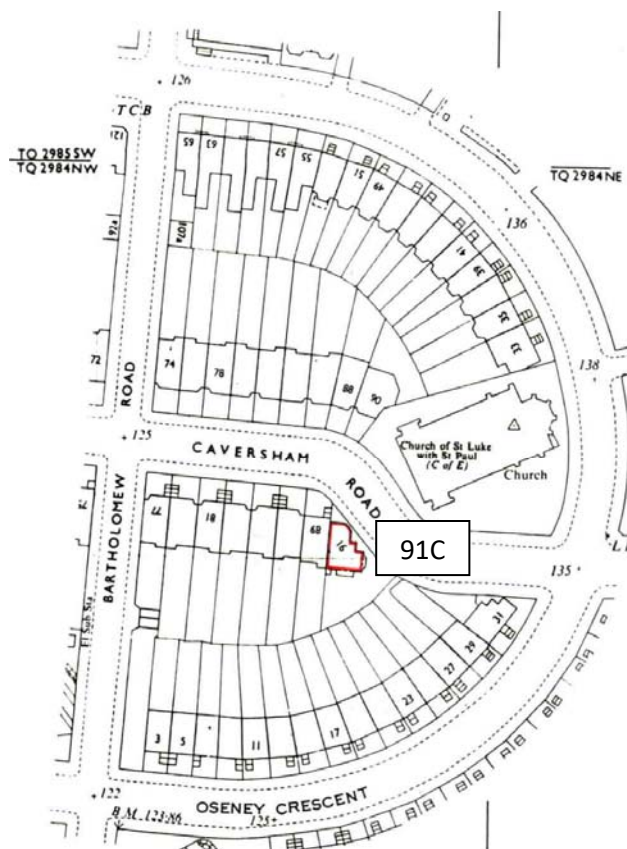
This statement deals with the principles of design of this development.

Methodology:

This report has been prepared after on-site analysis of the application site and immediate context. Desktop research includes consideration of Camden planning SPD, the London Housing Design Guide, Bartholomew CA Appraisal and the recently approved loft conversions in the street.

Site Information

The site is located on the western part of Caversham Road towards its middle. The site is not listed and is part of the Bartholomew Estate Conservation Area.



The Existing Building

The site is currently occupied by a four storey end of terrace house. The property number 91C, the subject of the application, occupies the top floor of the building. It is accessed from a communal staircase and entrance on the ground floor.



Design Principles:

Layout:

The internal floor layout has been redesigned to provide a new two-flight staircase to lead to the proposed converted loft.

The proposed loft conversion will make the roof space habitable by creating two bedrooms and a bathroom. All of these features will enhance the quality of life in the property.

The new rooms and the bathroom will be lit and ventilated by four rooflights in the rear roof pitch and three rooflights in the side roof pitch.

Access:

The current access to the property will remain as existing.

Appearance:*Roof Alterations*

The rear pitch of the front roof will be lifted by 7 degrees to allow using the front loft space. The alteration is largely unnoticeable from street level.

Rooflights

The rooflights will be grey conservation roof windows in the rear and side roof pitches and will not be visible from street level.

Conclusion:

The materials and design have been chosen to provide additional space to the existing property and to enhance its use.

The proposed roof alteration will be largely unnoticeable from street level. The rooflights will be shallow conservation roof windows and will be in the rear and side roof pitches.

We therefore respectfully request that you support this application for planning permission.

Omar Sherif

Architectural Designer
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+44 7557194842