

12 May 2018

DESIGN AND ACCESS STATEMENT

2nd FLOOR FLAT, 97 REGENTS PARK ROAD, LONDON NW18UR APPLICATION FOR PLANNING PERMISSION FOR NEW REAR DORMER EXTENSION

1. GENERAL

Please read in conjunction with the attached drawings, photographs and text documents.

2. SITE

97 Regents Park Road consists of a 4 storey mid terrace building, the ground occupied by the doctor's surgery, first floor is a self-contained flat and the second and third floor are a self-contained maisonette. Attic storage space is formed over the third floor.

The front of the property is facing Regents Park Road. The rear elevation access is enclosed and only accessible through ground floor retail premises. The property is within the Primrose Hill conservation area.

3. PROPOSAL

The application seeks permission for conversion of loft with a full width rear dormer. The conversion will provide additional residential accommodation for a growing family. The size and design of the projecting rear dormer are in keeping with the current pattern of development and sympathetic to neighbouring properties. In essence, it is of the same volume, appearance and design as in the neighbouring no. 99 Regents Park Road approved in 2015 (Ref: 2015/3180/P)

- 3.1** The materials proposed are:
- Slates on dormer walls to match existing slates to the existing roof slope
 - Lead abutment flashings
 - Double glazed timber framed windows painted white

The addition of the proposed dormer is similar to those found in the immediate neighbourhood and wider surrounding area.

- 3.2** The proposed loft conversion does not increase the footprint area of the property. The addition of the roof slope will increase the useable floor area by approximately 32m². Front half of the loft conversion will still remain under the sloping roof.
- 3.3** The proposed conversion has been designed with a new staircase extending up in the existing stairwell.
- 3.4** The property consists of standard slate covered pitched roof with standard eaves to the front and rear. We do not propose any changes to the front elevation or the front facing roof slope.
- 3.5** The existing rear elevation of the property is finished in exposed brickwork. The main roof has a slate roof covering and this proves difficult to see at low level. Our proposal would allow slate coverings to the dormer walls; this would allow an even blend and prevent an intrusive appearance. The proposed dormer would be set back in the plane of the roof by 500mm, mirroring other dormers in the neighbourhood.
- 3.6** The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.

4.0 ACCESS

The main access to the property remains unchanged.