

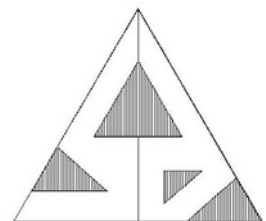
DESIGN & ACCESS STATEMENT



PROPERTY:
73 Parkhill Road
London
NW3 2XY

SURVEY DESIGN (HARROW) LTD.

Architectural Services
93, ELM DRIVE
HARROW
MIDDLESEX HA2 7BY
Phone number 00 44 (0) 208 861 1956
Fax number 00 44 (0) 208 863 9990
E-mail: survey.design@ntlworld.com



Application site relates to a two storey, end of terraced house located on the west side of Parkhill Road. 73 Parkhill Road is located within the Parkhill Conservation Area.

PROPOSAL

The proposal is for an enlargement of loft space by adding a mini rear dormer. Removing the the side dormer and replace with like for like side dormer to match the position / size / appearance and material.

The proposal is carefully design with consideration in matching to the character and appearance of the host building and the surrounding Parkhill Conservation Area. Hence, the proposal is modest in size and not changes proposed to the side of the property.

The Parkhill Conservation Area Appraisal advises that dormer windows may be allowed at the rear. The proposal matches the other end of the terrace in size, location and style of the dormer.



Forms / Designs / Roofscape / Context:

The design has taken into account all the councils policies and precedent from similar (under planning) developments in obviously comparable location in character, period style, density and size of dwelling. The design also keeps in character with its neighbourhood in roofscape, scale and materials.

Design / Materials / Massing / Composition:

By refurbishing the existing side dormer is creating an opportunity to improve, upgrade and make more efficient use of the window and helping in heat lost and saving energy. The rear dormer, due to its size and position fully confirms to the

predominant style and character of the street. The design ensured that the enlargement of the loft space avoid any alterations to front and side exterior that would make it unfit within its setting on the existing streetscape.

Privacy / History / Amenities / Policy:

This proposal does not disturb the privacy of the immediate resident neighbours in any concern and there is no issue of overlooking, over bearing or shadowing.

Architectural Proposal

The proposal has been design to look like it belongs to the original house and married to the existing roof profile. The new rear dormer respects the architectural style of the existing house and surrounding areas. The construction, external finish to wall, window, the roof and materials matches existing originals.

Design appraisal:

The proposed design is creating good habitable space for the dwelling. It also enhances the character, use and value of the property internally and externally. This has helped the client to upgrade the property by better insulation, energy efficient lighting and central heating to required building regulations standards which has reduced the use of energy, carbon emission and loses, which in turn makes the property more sustainable.

There is no question of bulkiness or any over development on site, but these alterations are actually enhancing and repairing the established pattern of development of the street scene and character of the area. All exterior materials are of similar of the existing and of the surroundings.

Conclusion:

The proposal is to harmonise with the scale and architectural styles of the original building and the character of the area. The dormer is well subordinate to the original house, retaining symmetry and rhythm and avoiding any terracing effect in the street scene. To maintain continuation matching of materials, roof form, it proportion and door position has been design. The proposal is design to, fully comply with UDP.