



Project no.: **I622**
Project name: **Mall Studios**
Address: **6 & 7 Mall Studios, London, NW3 2YS**

Design and Access Statement / Planning Statement **26.09.18**

To be read in conjunction with drawings:

I608_P01A, _P02B, _P03C, _P04C, _P06A, _P07A, _P08A, _E01B, _E02B, _E03C, _E04A, _E05B

1. INTRODUCTION

This statement has been prepared in support of a planning application for repositioning ground floor party wall line between no. 6 & no. 7 and new two 'in-plane' rooflights in the rear pitch to the roof facing the rear garden at no. 6 Mall Studios.

This statement incorporates a Design and Access Statement with a Planning Statement and illustrates site conditions, design considerations for the proposal including scale and appearance. This statement is a part of the planning documentation and should be read in conjunction with the attached drawings stated above.

The proposed work involves a new opening to the existing party wall between no. 6 & no.7 in order that the existing bedroom should be accessible from no. 6 rather than no 7. It also involves the installation of 4 new in-plane rooflights in the rear pitch of the roof to no.6.

2. SITE

No 6 & no. 7 Mall Studios are under the same ownership but each will be kept as a separate single family dwelling units.

The access to site is via private gate located between no. 1 Tasker Road and 56 Parkhill Road. There are 8 cottages along the alleyway behind the gate which were built in 1872. No. 6 & 7 Mall Studios are situated towards the end of the alleyway and are not visible from the street.

The back garden of no. 6 (facing to the playground of St Dominic Catholic Primary School) is surrounded by trees / shrubs and secluded from neighbouring properties.

The building is not listed but is within the Parkhill and Upper Park Conservation area.



Aerial view from <http://www.google.com>

No. 6 & 7 Mall Studios

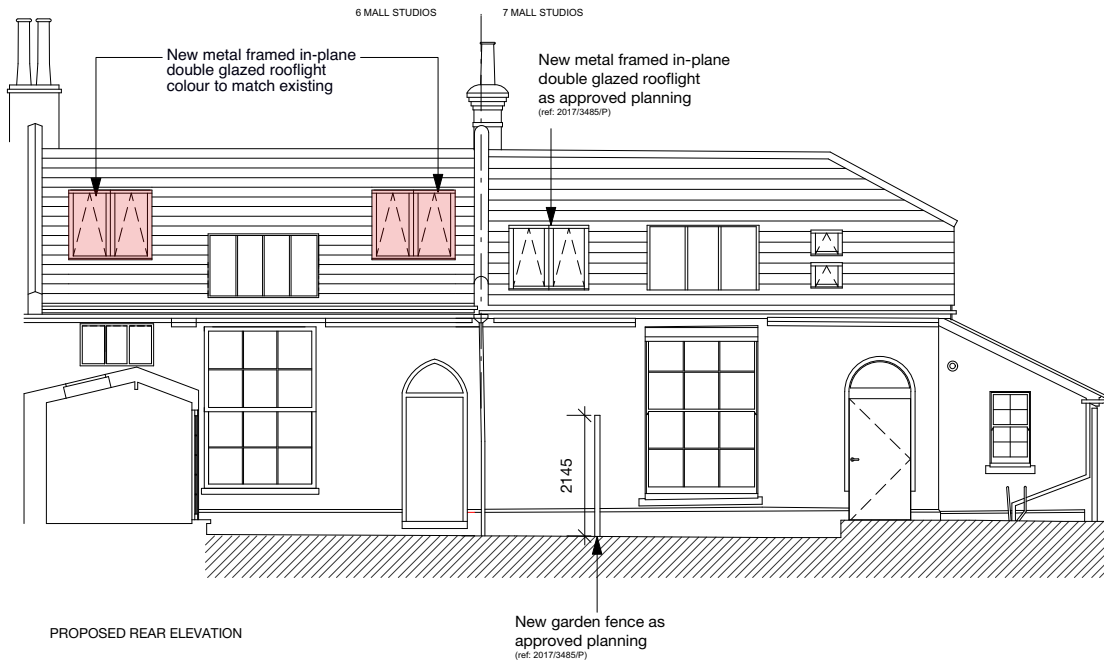


Access to site



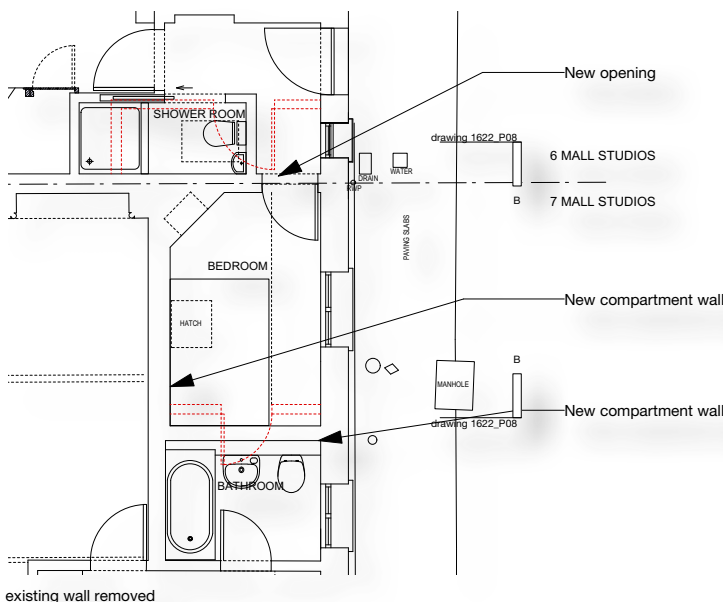
3. DESIGN CONSIDERATION / SCALE AND APPEARANCE

The rear pitch of the roof to the studios has a number of existing in-plane rooflights of different sizes. The appearance of the new rooflights will be similar to that of the existing rooflights. The proposed lights will not alter the profile of the roof and are scaled to co-ordinate with the existing adjacent rooflight.



The proposed rooflights are facing to the rear garden. They will provide light to the interior but, due to the pitch and height above floor level, will not provide views into neighbouring garden or properties.

The appearance of new glazing is to match the existing and will not significantly alter the existing character of the building or the terrace.



The proposed opening to the party wall between no. 6 & 7 and erection of new compartment walls is to make the existing bedroom at no. 7 accessible to no.6 to accommodate a growing family.

There is no change to the total number of bedrooms in no. 6 & 7 and each stays as a single dwelling unit.



4. USE AND ACCESS

There is no proposed change of use or change of access arrangements.

5. LANDSCAPING

There is no proposed change of existing landscaping for this application.

6. CONCLUSION

The proposed work is a minor development which is facing the rear garden and will maintain the character of the building by matching the new rooflights with existing rooflights in the terrace.

The proposal will improve natural lighting within the property without affecting the relationship with neighbouring properties.