

Clark Designs Limited

Building Surveyors & Designers

Design and Access Statement for a
Loft Conversion
7 Haversham Place, Merton Lane, London N6 6NG

39 Reculver Road, Herne Bay, Kent, CT6 6LQ.
Telephone: 01227 743330 e-mail: clarkdesignslimited@gmail.com

1.1 Introduction

This Design and Access Statement provides information additional to the submitted Application Form, drawings and associated documents.

1.2 The Property and this Proposal

The property is a detached executive property built in the mid-1990s. It is located in a gated development off Merton Lane, which is within a Conservation Area. The property at present is a five-bedroom, two storey house with an integral double garage.

In 2014 this proposal was submitted to the Council 2014/3101/P and granted permission, which has now lapsed. The proposal remains the same as the one in 2014, using the loft space to form a large bedroom and a separate bathroom.

1.3 Design

The proposal is to build two small dormers in keeping with surrounding properties set a good distance away from the eaves and down from the ridge. The windows will be timber sash windows to match the existing property and the dormer cheeks will be clad in lead. The dormers will be on the rear elevation which overlooks the main garden area to the property but does not overlook adjoining property. The boundary is also heavily screened with mature trees.

1.4 Access

Access will be gained by a new staircase from the first floor landing to match the existing which will run over the top of the existing staircase. We have, however, added three Conservation roof lights, two on the front elevation and one on the side to provide light for the bathroom and light over the stairwell. The bedroom will be accessed from the landing as will the bathroom. .

We have positioned two Conservation Velux roof lights to the front elevation and a further Conservation roof light to the side elevation. There will also be two roof lights placed on the flat top section of the existing roof which will not be visible from any aspect.

1.5 Summary

The scheme has been designed to recognise that the property is in a Conservation Area, and will complement loft conversions already carried out at Nos. 4 and 5 Haversham Place and the recent permission granted for No. 1. We are not changing the footprint of the building, only using existing space and adding two dormers which are not easily visible and will not affect the neighbouring properties