



DESIGN AND ACCESS STATEMENT

PROPOSED ROOF ALTERATION & EXTENSION TO FACILITATE LOFT CONVERSION WITH FRONT AND SIDE DORMER WINDOWS, INCLUDING CREATION OF RAISED TERRACE; ERECTION OF TWO BAY - WINDOWS AND PORCH EXTENSION AT THE FRONT AND CONVERSION OF GARAGES INTO HABITABLE SPACE AT GROUND FLOOR LEVEL. & ERECTION OF PART REAR FIRST FLOOR TO ACCOMMODATE A HABITABLE SPACE.

AT 3 INVERTFORTH CLOSE, LONDON NW3 7EX



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

INTRODUCTION, SITE BACKGROUND, CONTEXT & EXISTING SURROUNDING

This design and access has been prepared in support of the full application for proposed roof alteration and its extension to facilitate loft conversion. And conversion of garages into habitable space at ground floor level. In addition to erect the north rear corner of First Floor to accommodate a habitable space.

Our application is accompanied by drawings that include plans and elevations as well as a block plan and site location plan and fee.

Inverforth Close is a small dead-end road leading to North End Way. It passes on the west side of Inverforth House and after No. 2 there is a gate, where the close forms a 'square'.

Due to its position and height, no. 3 is less visible on the approach to the close.

The current property comprises of a single storey building in use as a single dwelling house and two garages which are situated adjacent to the house at the close.



It is unique amongst the other houses at Inverforth Close. Whilst the rest of the houses of the place are made by exposed brickwork walls, steep tiled slopes and they are two storey (with the exception of No 1 & 2 and Heath Lodge, which are before the gate) the proposed site is composed by one storey house, with white rendered walls, a soft slope grey tiles and lead roof, and a exposed brickwork garage building, with the same type of roof but with a different slope and eaves height.

PROPOSALS AND DESIGN PRINCIPLE - POLICY CONSIDERATIONS

The aim is to borrow some characteristics of the surrounded buildings in order to integrate with the architectural scene and to provide a balanced closure to the square that Inverforth Close forms on its west edge.

Client intends to extend and modernize the existing property to accommodate additional bedrooms, a family room, a formal lounge and, very importantly, some amenity space outdoors, due to the lack of garden. The small size of the plot does not allow for the existence of any garden as the rest of the properties in the close have.

Extension and conversion of the loft and of the garages into living space.

The new proposal looks for the inclusion of the garage building, as it does not match with the surrounding buildings in terms of materials, heights or roof slopes either, as well as it allows us to incorporate some internal habitable spaces as needed for the applicants and a roof patio to provide some private open amenity space.

In order to keep the architectural scene of the square, the existing external appearance of each building which faces it has to be kept in consideration.

After all these considerations, the proposal is based on the following elements:

The existing external walls to be kept in white render. The garage to be the continuation of the existing wall with new bays to match existing. The new roof to be erected increasing the slope gradient but, keeping it lower than the roofs of other houses in the square, with front and side dormers to facilitate the creation of a loft (being also existing elements in the surrounding houses) and keeping the proposed additional volume under the 20% of the existing.

Roof tiles to match existing and should be Redland Concrete Plain Roof Tile - Slate Grey for its advantages.

The erection of rear bay creates an additional volume, allows to accommodate a habitable space at the First floor. With its "mansard sharp" it has not an adverse impact on the amenity of No2, not reducing the amount of light or privacy enjoyed by occupiers of No2, as shown on Proposed Rear Elevation

A roof patio is carefully created to provide some amenity space while avoiding direct overlooking to other properties.

The Scale, bulk and design of the proposal would be proportionate and therefore the overriding principle for its appearance is to fit within the existing context and comply with the Approval

POLICY CONSIDERATIONS

The amended design proposal embodied in this Design and Access Statement has been prepared in accordance with the planning and policy information outlined in the Development Management Document (relevant sections mentioned below), Core Strategy, London Plan The relevant sections are particularised below:

- Development Management Document
- London Borough of Camden Local Plan 2017. The requirements of policy A1.
- Due to the design of the massing added and the limited uplift, the extensions would remain proportionate to the host dwelling and it is not considered that the works would impact upon the openness of the Metropolitan Open Land, remaining in accordance with para 89 of the NPPF.

CONCLUSION

As such, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.

Its design and would not result in material harm to the appearance or character of the building, the character of surrounding area, or the amenities of neighbouring occupiers.