



Design & Access Statement

Mrs. Lianne Mathieson
RE: 9 Fitzroy Road NW1 8TU

The purpose of the proposal is to gain additional space by carrying out a loft conversion on top of the existing roof with a Mansard style construction both to the front and rear of the property.

The proposed works will relate to existing building by having a new stairs from the First floor stairs landing. The stairs will have a middle landing and there will be further steps reaching the main roof extension. The new loft floor level will have a mansard facing both the front and the rear, with 2 dormer type window on each side. The dormer windows will be lined with lead.

There should no overshadowing, visibility, noise, lighting issues, as the proposal is a small-scale extension.

The siting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

The house is solely private domestic, no disable access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.

All materials specified on the drawings are using traditional materials, brick, timber, glass, lead that can be easily repaired by specialized trades. Traditional materials would be more environmentally friendly than plastics.

The proposal would fit in the street scene, as there are lots of mansard loft extensions in the area.

The majority of front to back mansard roof extensions in the vicinity have been approved by the Council.

Some of these applications are referenced in the map below.



- 5 Fitzroy Road; Ref. 8501760
- 6 Fitzroy Road; Ref. 8903322
- 10 Fitzroy Road; Ref. 8401379 & 2008/5783/P
- 12 Fitzroy Road; Ref. PL/0037303/R1
- 14 Fitzroy Road; Ref. 2004/3521/P
- 16 Fitzroy Road; Ref. 2008/3588/P
- 22 Fitzroy Road; Ref. 33985/R1
- 24 Fitzroy Road; Ref. 2003/0875/P
- 113 Gloucester Avenue; Ref. 2009/5653/P
- 117 & 119 Gloucester Avenue; Ref. 2009/5692/P
- 127 Gloucester Avenue; Ref 2007/3421/P
- 131 Gloucester Avenue; Ref. H10/11/6/8681