

55 Minster Road

.....
designed by



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Introduction:

This Design and Access Statement should be read in conjunction with all other application drawings.

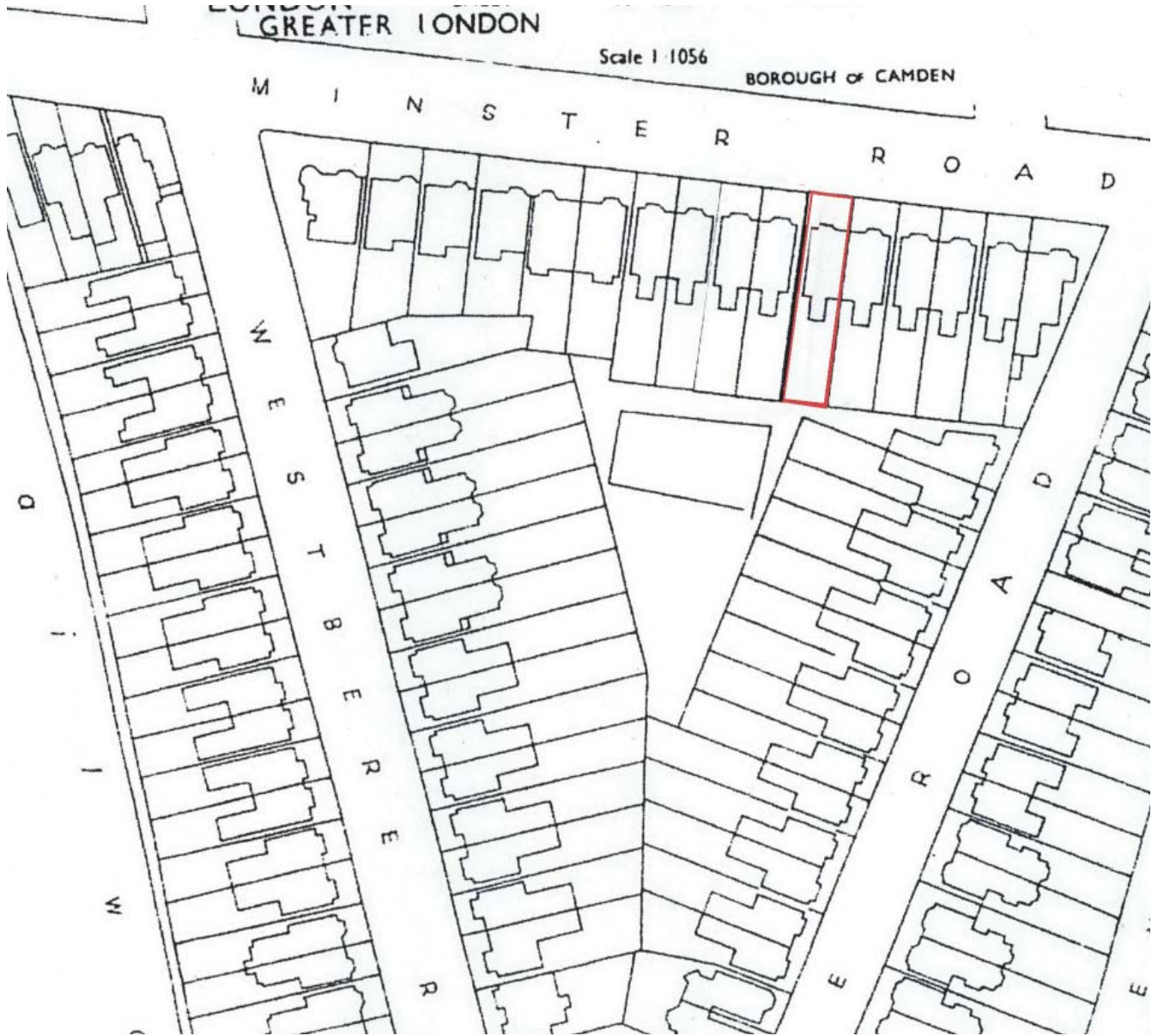
Note:

This report has been prepared by PURA Ltd for Camden Council, London and the owner of the property and is solely intended for their use and benefit.

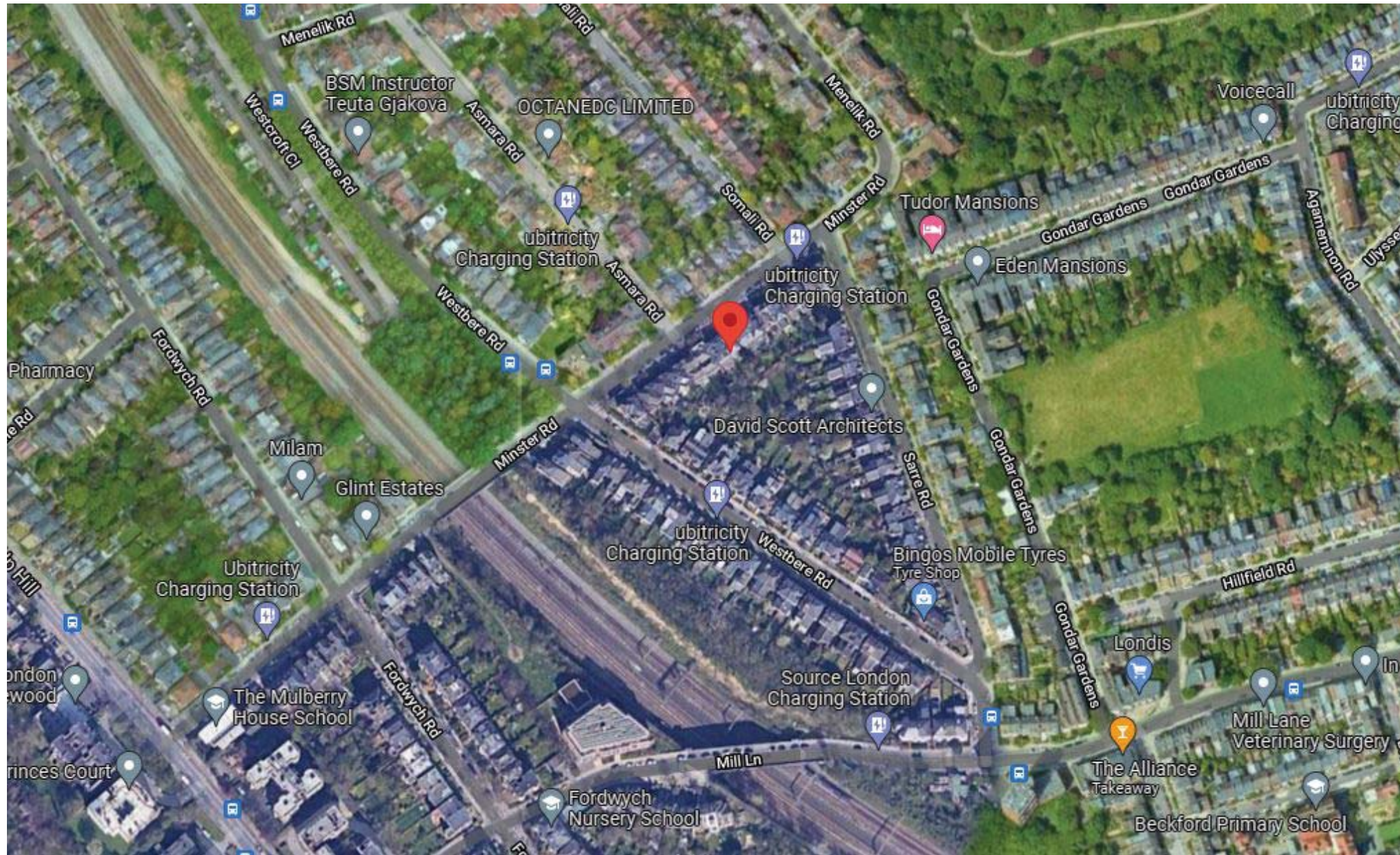
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Date 21.09.2021 by PURA LTD



Location Plan
55 Minster Road



The subject property is situated at 55 Minster Road, London NW2 within an established Residential area.



View from Minster Road - showing the North Elevation incl Main Entrance to the house.
Number 55 is the right hand side semi- detached house.

SITE PHOTOS - AS EXISTING

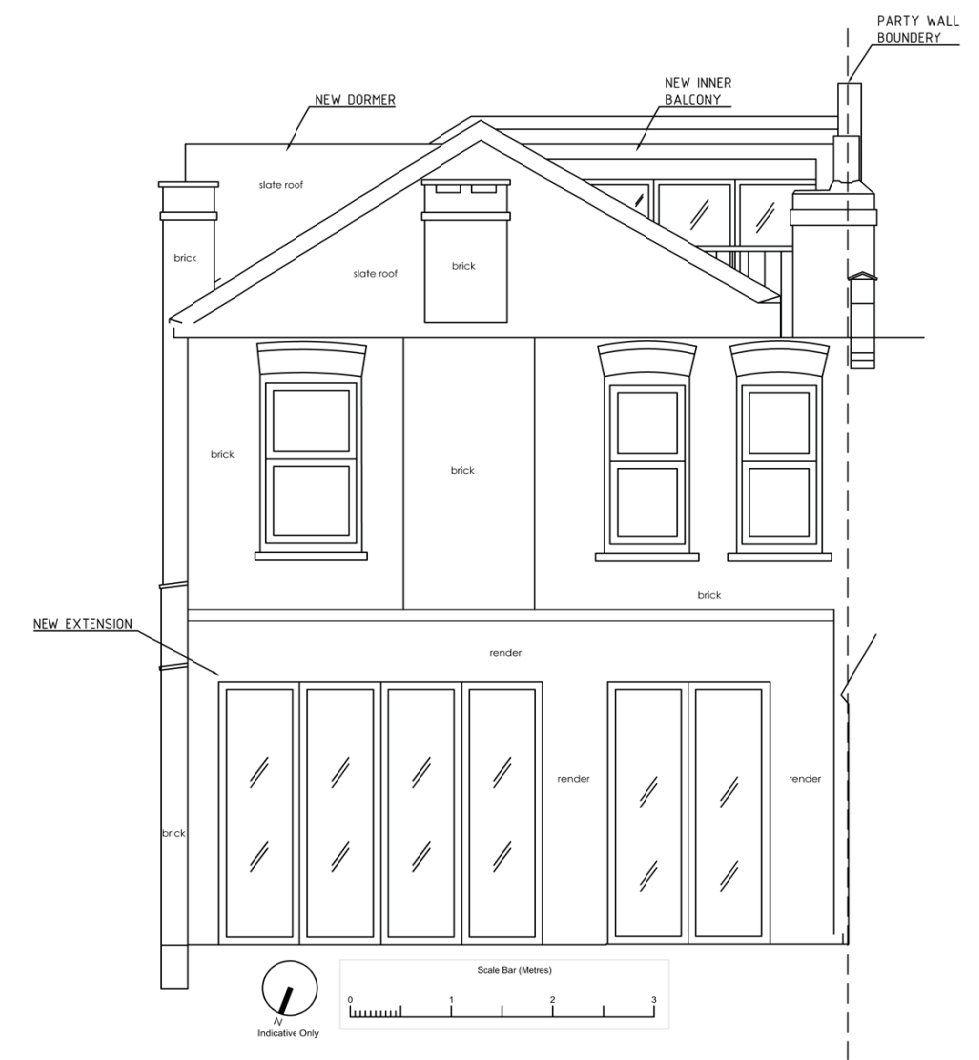
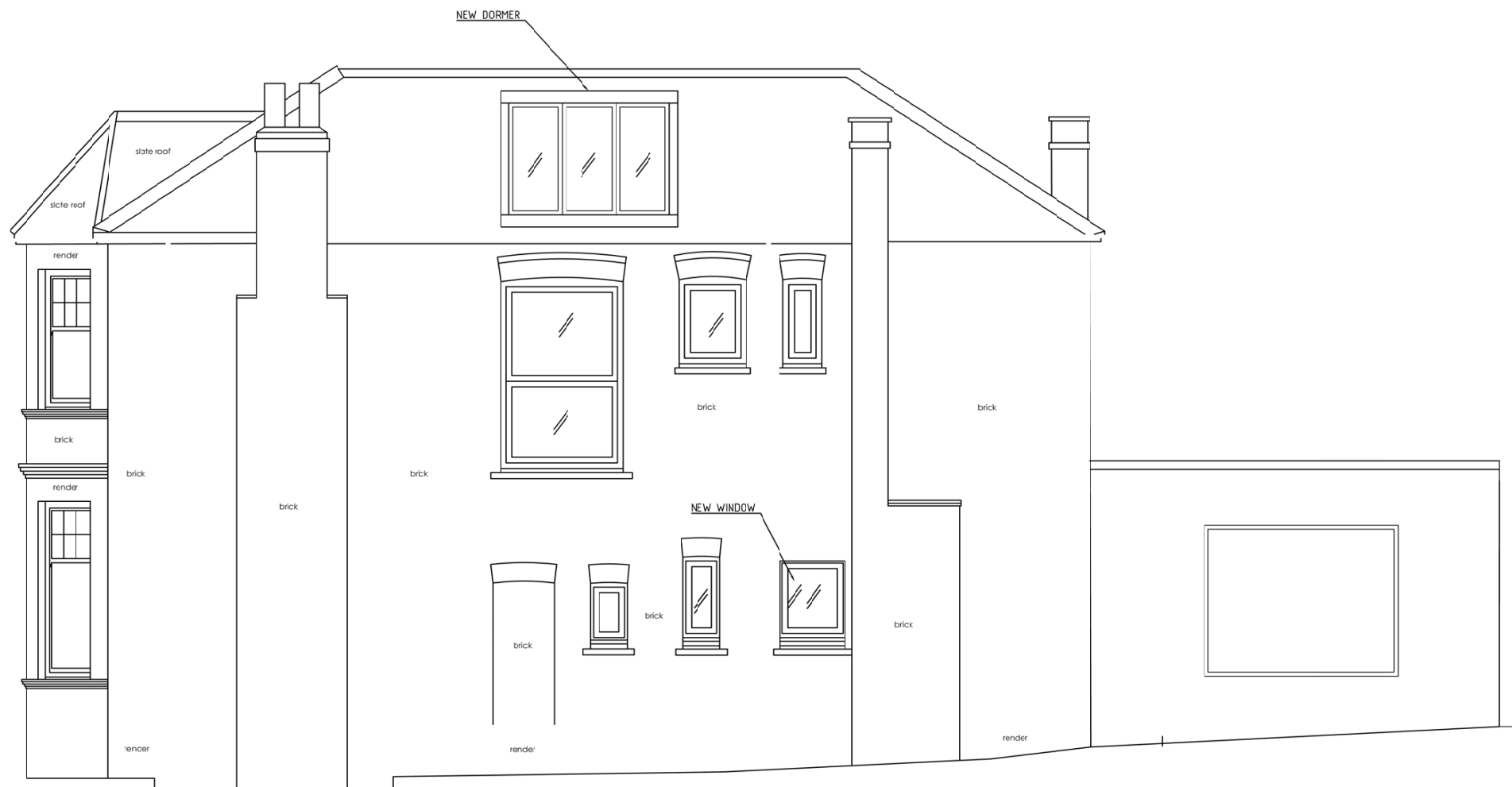
Rear Elevation



DESIGN PRINCIPLES and CONCEPTS

Currently the property comprises a semi detached house with driveway and rear garden.

The current attic will be converted to a habitable by creating a side dormer for the new staircase and a rear dormer within the roof in order to create an additional room and inset balcony.



REAR ELEVATION & MATERIALS

ROOF



WALLS

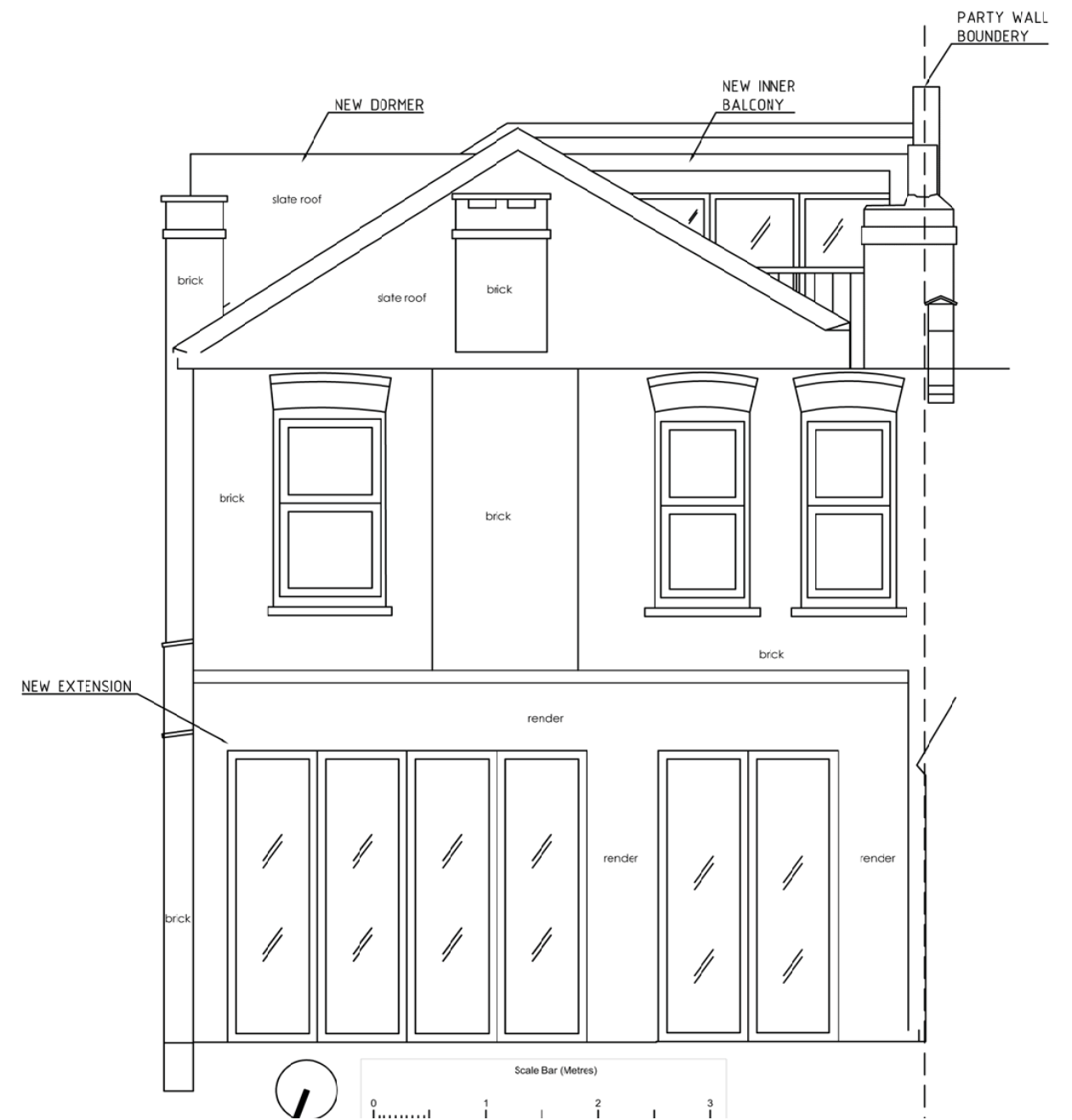


To match original walls

DORMERS



Zinc Cladding



REAR ELEVATION AS PROPOSED

SIMILAR APPROVALS

No 53
REF: f: 2008/2547/P
STATUS: GRANTED



.....
No 53- rear elevation
(side dormer)
No 53 - Rear elevation
(windows)
.....

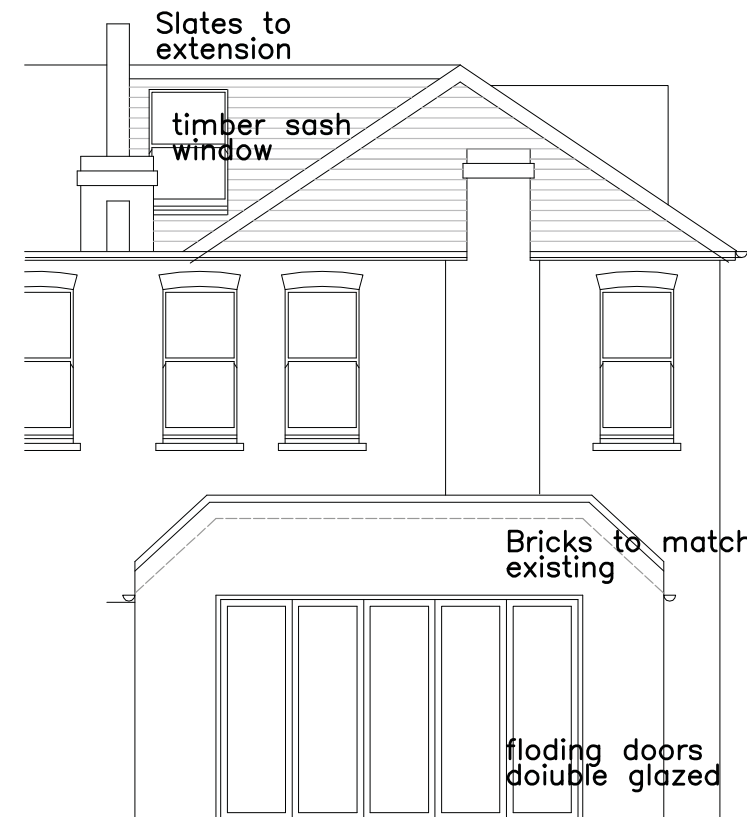


SIMILAR APPROVALS

No 57
REF: f: 2015/1505/P
STATUS: GRANTED



No 57- front/side from Minster Road



No 57 - Rear elevation (windows)

No 57- rear elevation extension

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