



DC ARCHITECTURE

THE FIRS 68 ACACIA WAY LONDON DA15 8WW

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DESIGN and ACCESS STATEMENT

02.09.2022

8 FAIRFAX PLACE, LONDON, NW6 4EH

LOFT CONVERSION

The Project

Access stairs to loft and loft conversion

Attached documents:

Site Plan: S_001 and S_002

Record Drawings: R 001, and R 002,

Proposed Drawings: P 001, and P 002,

Record Pictures

SITE AND EXISTING BUILDING:

The application site consists of a two-storey mid-terrace property located in the residential area of Fairfax Place



EXISTING STREET VIEW

RELEVANT PLANNING HISTORY:

There is no relevant planning history, and the existing dwelling is very much in its original form.

SCALE, IMPACT AND FINISHES:

The brief is to convert the loft and creating an additional bedroom, and study with its own bathroom facility.

To accommodate the access stairs to the loft, the bedroom adjacent to the foot of the stairs needs to be remodeled. There is no further change to the layout of this floor or its elevations.



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MATERIAL AND FINISHES:

The dormer is proposed to be cladded with hanged tiles to replicate existing precedent dormers and the general roofline.

The front elevation pitched roof is proposed to be fitted with 3 no skylights windows and the rear side dormer elevation with 3 no sash widows, to match existing.

No further changes are proposed to external aspect of the dwelling.

LAYOUT:

The proposed dormer is providing an additional bedroom, dressing room and study area, including a bathroom.

AMENITY AND LIVING :

The original design for this row of terraced properties in Fairfax Place did not provide any outside space.

USE:

This is a residential dwelling. There is no change of use.

ACCESS:

The proposed loft conversion is not changing the original access layout and the dwelling is not provided with a parking space.

CONCLUSIONS:

This application is for full planning permission. Applying considerate design, the proposal is in keeping with the scale and character of Fairfax Place

DC Architecture Ltd.