

Design Spec

Fixed Fee Architecture

Planning, Design & Access Statement

Title:

Proposed internal alterations for additional bedroom and living space.

Date:

27th July 2022

Client:

Mr. Matthieu Thibault

Address:

35B Islip St, London NW5 2DJ

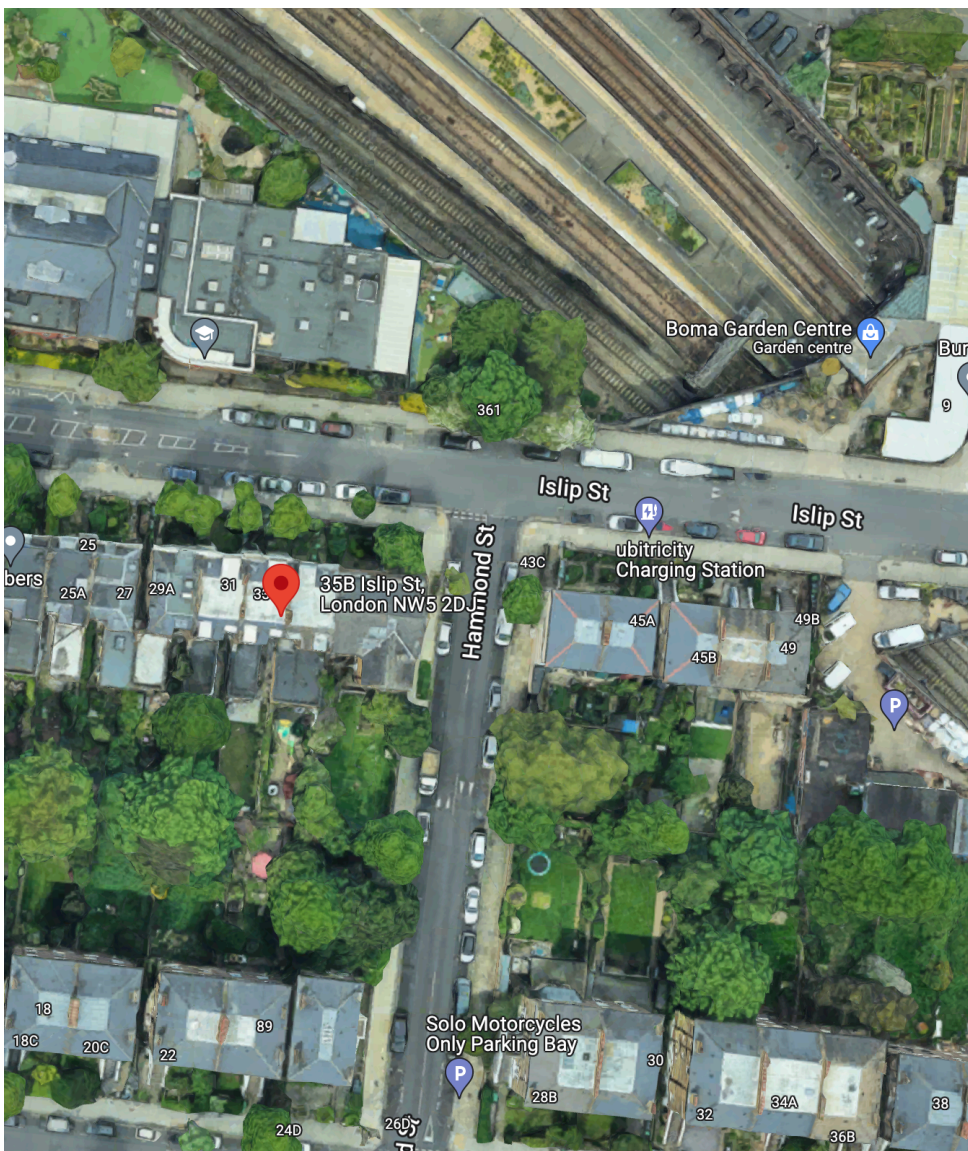
Planning, Design & Access Statement

Proposed internal alterations for additional bedroom and living space at 35B Islip St, London NW5 2DJ

1. Introduction

1.1 This Design, Access & Planning Statement (DAPS) accompanies an application for a proposed internal alterations for additional bedroom and living space at 35B Islip St, London NW5 2DJ. This DAPS has been written to meet the requirements of Article 4c of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1.2 Our clients are a young family that are in dire need of additional space in their lovely London based home. To facilitate this, they require an additional bedroom and living space to allow this family to live comfortably and without the need to move when the cost of living is currently so high. This proposal would provide an additional bedroom and a better layout on their first floor.



2. Design Concepts

2.1 This proposal has been based on similar schemes in the surrounding area.

2.2 All proposed external materials would be chosen to be in keeping with the current street scene.

2.3 The proposed internal alterations would be very much in keeping with the style and scale of this family home.

2.4 This project looks to create a skylight on the second floor of this property, which looks to match the existing skylight in the landing.

2.5 Please see below an image of the skylight we look to match through this proposal:



2.6 The existing roof light at the property is made of steel and glass, which the proposed skylight looks to match.

2.7 This skylight can be proposed as a conservation skylight if preferred by the planning department.

2.8 The proposed skylight will be placed within the existing bedroom to the rear of the property on the second floor, and will not be seen from the street scene.

2.9 To ensure that this does not effect the character of the surrounding area we look to keep any changes to the outside of the dwelling to a minimum. The only changes being made to the exterior of the property are to match the existing fenestrations.

2.10 No windows will be replaced through this proposal to ensure changes are kept to a minimum.

3. Space

3.1 The proposed internal alterations will provide this young family with the desperately required additional bedroom and living space. Allowing them a better flowing home, that serves their every day needs as a family.

3.2 The proposed alterations to the first floor will provide this family with much needed storage and kitchen space.

4. Access

4.1 Access to the dwelling would all remain as per existing, the front door to the property would be relocated to the bottom of the stairwell as per the designs provided within this application. The frontage to this dwelling will all remain the same to retain the character of this old family dwelling.