Design and Access Statement

176 Weston Park, London, N8 9PN

The Site

The site is situated on Weston Park, a busy thoroughfare which has an approximate area of 227 m^2.

The application relates only to the top floor self-contained flat (Flat A).

On the site there is an existing three storey building, forming part of an established parade, comprising of a mixture of dwelling houses and self-contained flats. The existing building comprises of five self-contained flats.

The building is neither listed nor is in a Conservation Area.

The Proposal

The proposed application is for a loft conversion and the formation of a rear dormer.

The new space will allow for the existing 2nd floor flat to be reconfigured to create a more desirable flat. The layout is more pragmatic and spacious offering comfortable accommodation for the current and future occupants.

The Design

The proposal is considered to be sensitive to the existing building and neighbouring properties. The rear dormer is subordinate to the host building and will be clad in tiles to match the existing roof.

White uPVC doors will be installed with a metal balustrade and railing to form a Juliette balcony and a small white uPVC window will provide light to an ensuite bathroom. No changes to the façade facing the street are proposed, with the exception of 2 small Velux type rooflights to the front pitch, intended to provide additional natural light to the loft level bedroom.

The proposed dormer will not have a significantly adverse impact on the amenity of the neighbouring properties.

Amount

- Site Area 227m^2
- Existing Maisonette Area 40m^2
- Proposed Maisonette Area 70m^2

Summary

The proposed loft conversion and internal alterations provide for a general reorganisation of the second floor flat to allow for a more desirable layout for the current occupants.

The proposal has no adverse effect on the existing street scene and fully respects the host building and preserves the character of the immediate area.

Due regard has been given to all the relevant policies and the scheme complies with these.

DD Jan. 2015