



**ECA Studio Ltd**

[www.ecastudio.com](http://www.ecastudio.com)

[elena.comai@ecastudio.com](mailto:elena.comai@ecastudio.com)

+44(0)7552010507

Registered in England and Wales

Company Number 9958160

VAT Registration Number 339766942

**Flat 3 41 Lady Margaret Street, London NW5 2NH**

# DESIGN AND ACCESS STATEMENT

Proposal for the replacement of existing front dormer with new front enlarged dormer.

2) .%.2023

# 1 INTRODUCTION

ECA Studio has been approached and appointed by the owner of flat 3 at No 41 Lady Margaret Road after obtaining planning permission at No 39 for the erection of new front and rear dormers (ref 20224963/P).

This planning application seeks to improve the top floor bedroom by enlarging the existing dormer and building a new one of similar design of the dormer approved at No 39.

This document has been prepared to support the Planning Application submitted to The London Borough of Camden and should be read in conjunction with the submitted drawings and supporting documents.

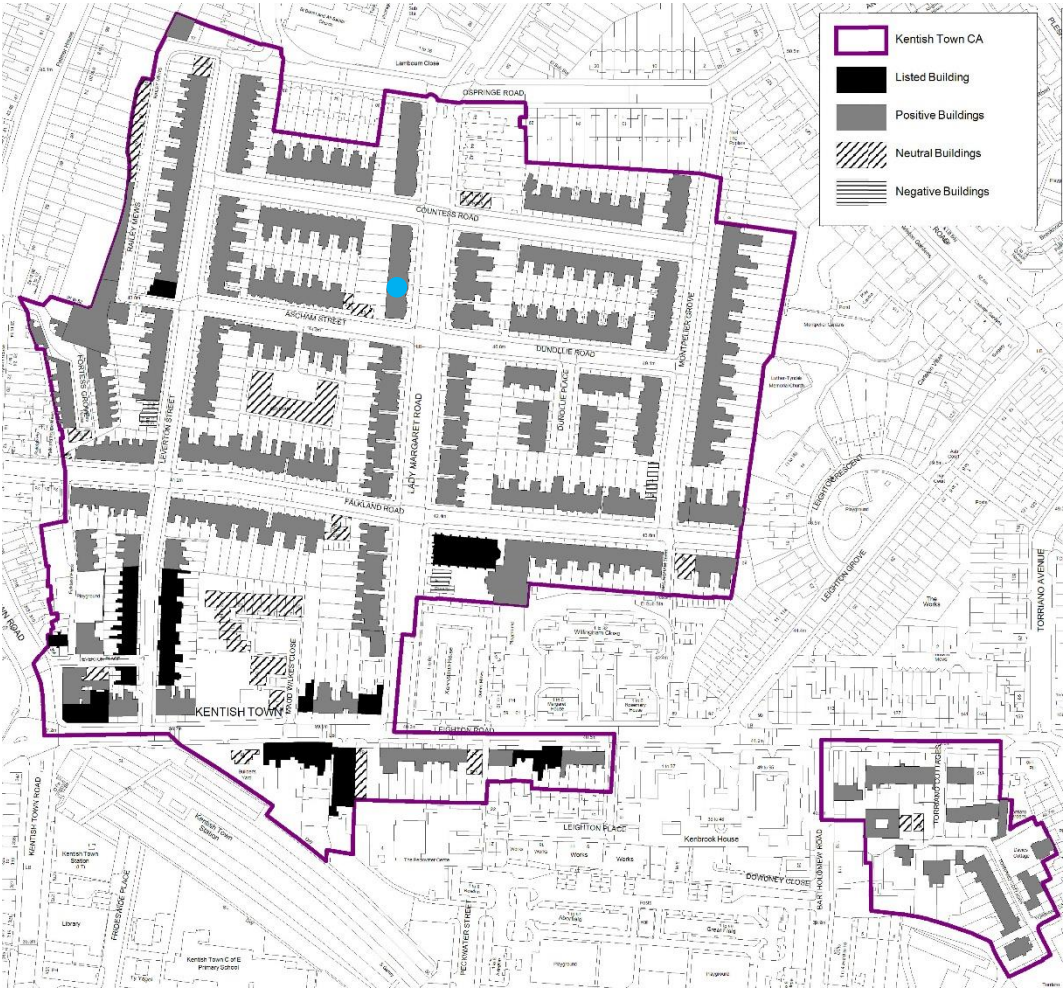
# 2 LOCATION AND CONTEXT

No 41 Lady Margaret Road is a Victorian terraced house within the Kentish Town Conservation Area. It's part of a terrace consisting of eight houses 4 storey high between Ashham Street and Countess Road. The properties in Lady Margaret Road, a tree lined street, were constructed circa 1875 when the area was developed to create prestigious residences.

 Applicant Site



41 Lady Margaret Road Front elevation



Kentish Town Conservation Area

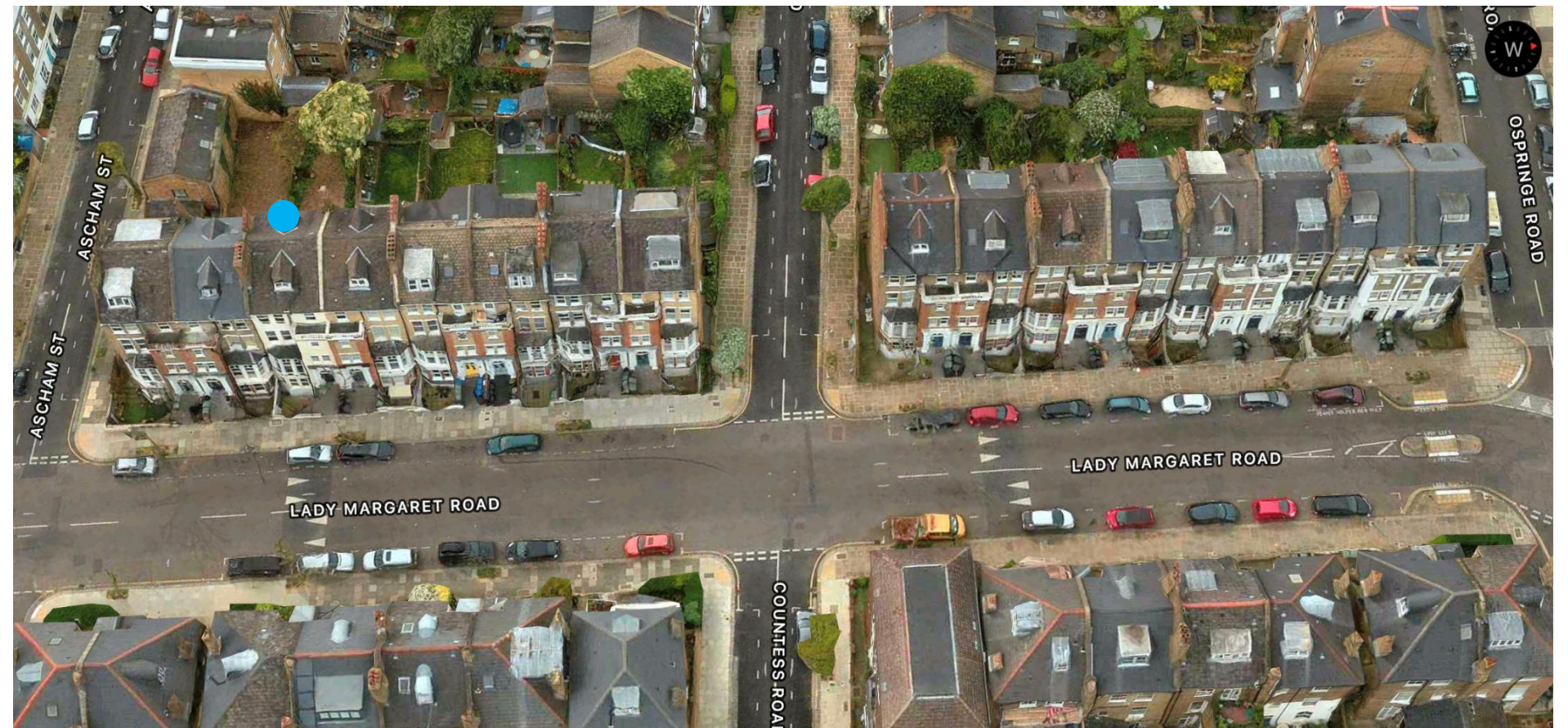


From No 37 to No 67 the properties on Lady Margaret Road are consistent in style and over the years have been altered especially at roof level. Front dormers and rear dormers with terraces are now a consistent feature and an established forms of roof alteration in these two terraces.

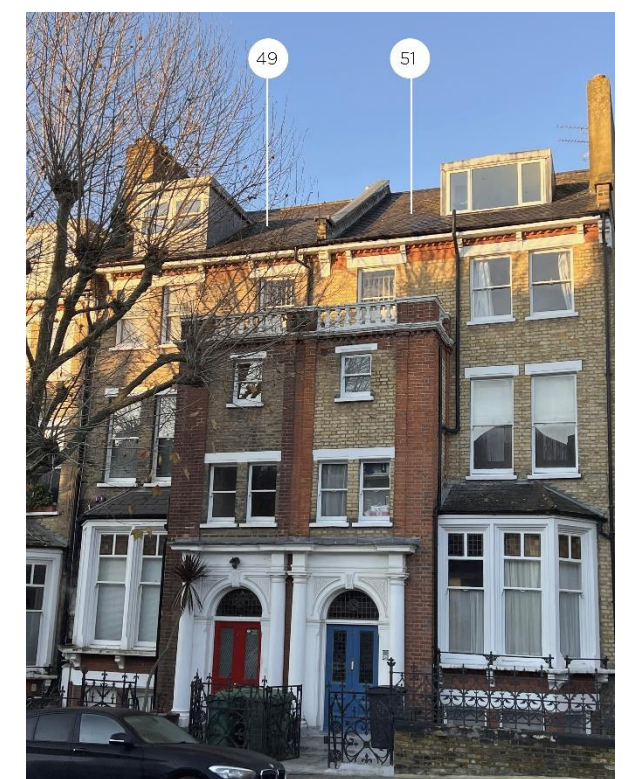
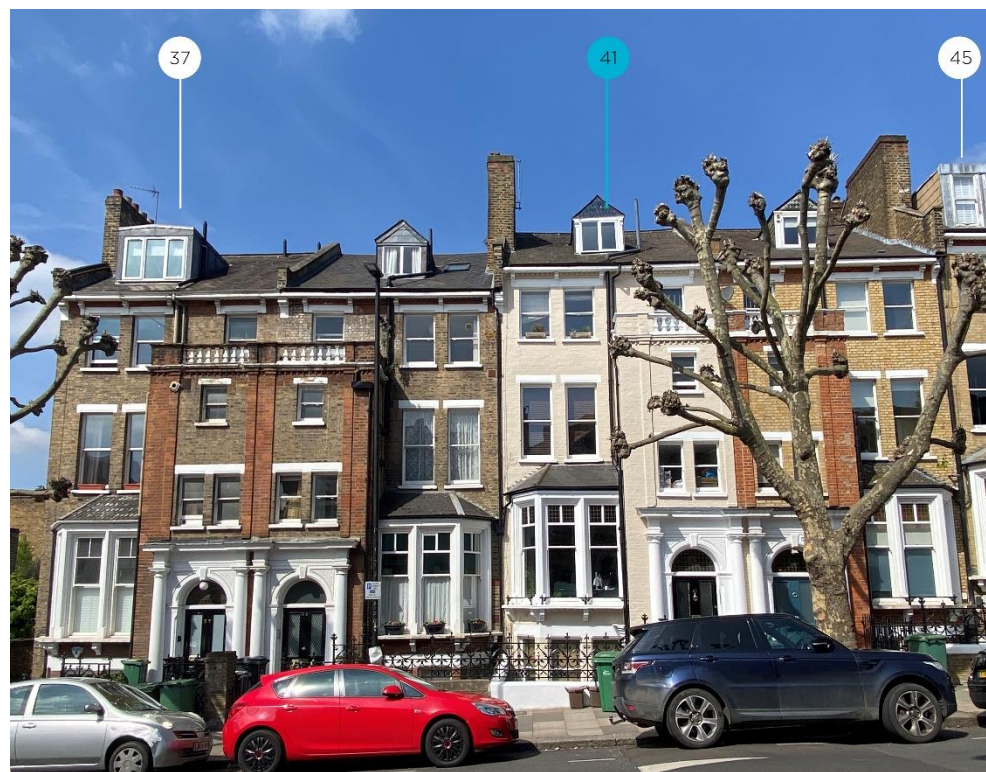
In all the front elevations on Lady Margaret Road from No 37 to No 67 front dormers and rooflights are recurrent and common elements in the roofscape.

As show in the pictures below there are a range of sizes and types of front dormer within the terrace of which No 41 forms a part.

● Applicant Site



Front elevations from No 37 to No 69 Lady Margaret Road above.





### 3 LOCAL PRECEDENTS

The works proposed in this planning application are increasingly common in the immediate area, with numerous precedents already set for similar projects on nearly identical Victorian houses.

Some significant approved planning permission precedents are listed below:

- 45-47 Lady Margaret Road (8701313): Conversion of two dwellings into eight 2-bedroom units involving a single-storey rear extension and roof conversion. (1988)



Front Elevation No 45

Front Elevation No 47

- Flat 5, 37 Lady Margaret Road (2006/4495/P): Extension and alterations at roof level, including the removal of existing front and rear dormers and installation of new front dormer and a new rear dormer incorporating roof terrace to residential flat.



Front Elevation No 37

- Flat C, 39 Lady Margaret Road (20224963/P): Erection of new front dormer and rear dormer with associated roof terrace.



Front Elevation No 39

## 4 ROOF ALTERATIONS DESIGN

The proposed roof alterations as shown in the accompanying drawings are in line with the Council's intentions of maintaining, protecting and enhancing the built environment and the character of the terrace No 41 is part of.

The application site forms part of a terrace of 8 properties of which 5 have enlarged front dormers .

Flat 3, 41 Lady Margaret Road is a 3 bedroom flat on the upper storey and incorporates the loft.

It is proposed to replace the existing front dormer with a wider one which has been designed to be in character with the approved dormers in the same terrace. Its form and location complement the composition of the front elevation resulting in appropriate alignments with the windows arrangement in the floors below. Three double glazed sash windows would be installed in the front dormer to bring in about the same light and air as the existing window.

The proposed dormer will be clad using natural slates and fully insulated to meet current building standards and avoid heat loss. New double glazing timber sash windows will be installed to match the style of the sash windows of the floors below.

## 5 ACCESS

The current access to the property at No 41 Lady Margaret Road will remain the same through the front garden at street level.

## 6 CONCLUSION

In conclusion, it is considered that the proposed alterations are sympathetic to the original building, to the immediate contest and would accord with the principles set out in the current planning policies.

Due to its scale, siting and design, the current proposal is considered to avoid any harmful impact on the host property and would preserve the character and appearance of the Kentish Town Conservation Area.