

4-6 Duke's Road, Saint Pancras, London, WC1H 9AD

Design and Access Statement

Proposal: Insertion of 2no new dormer windows to the rear roof slopes of no's 4 and 6 Duke's Road.
January 2025

Introduction

This Design Statement has been prepared in support of applications for Planning permission and Listed building Consent in relation to 4-6 Duke's Road London WC1H 9AD (the site). This statement should be read in conjunction with the Architectural Drawings produced by Norton Mayfield Architects (NMA).

Site and surrounding area

The application property at 2-4 Dukes Road is part of a wider terrace from 2 – 16 Dukes Road which is designated as Grade II* Listed. The property is occupied by an Indoor Recreation Centre (Class E) at ground level with 2no residential flats above.

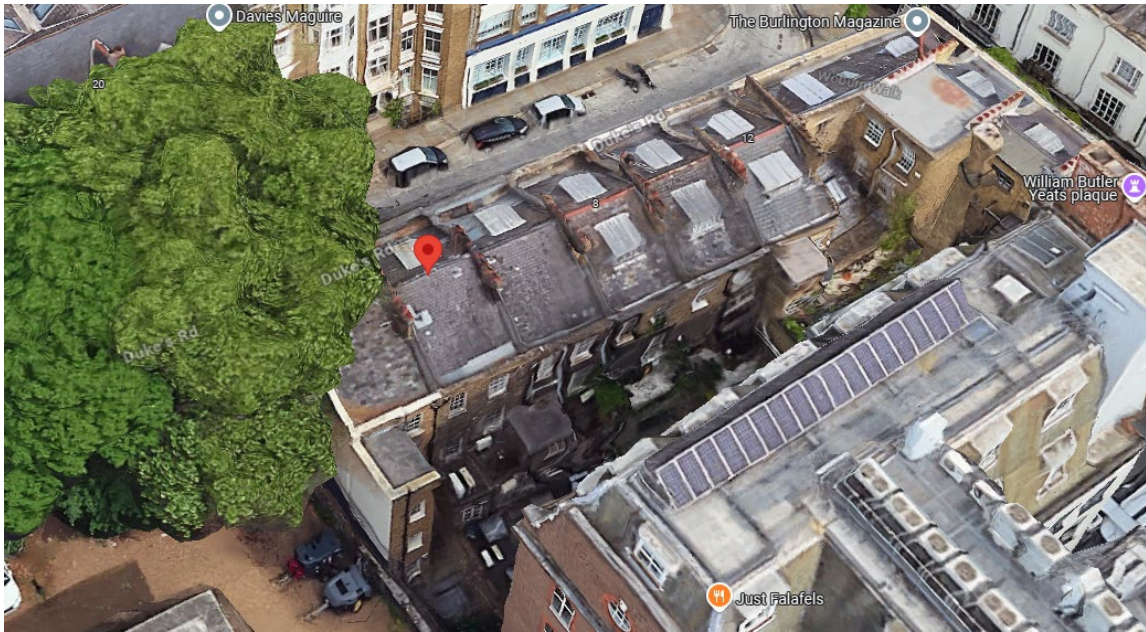
The building is located within the Bloomsbury Conservation area is within the London Borough of Camden. The site has the highest PTAL rating of 6b.

Proposal

The proposal relates to the top floor of the building which serves as bedrooms for the top flat. The loft bedrooms currently benefit from front dormers, but the addition of rear dormers is proposed in order to improve the quality of these rooms.

Justification

The aerial image below shows that all the properties on this row already benefit from rear dormers. The application site is therefore assymetrical. The proposed dormers will bring this property inline with the adjoining properties. The dormers have been designed to mimic the neighbourign dormers entirely and will have a positive impact on the Conservaiton area. This is detailed further within the Heritage statement.



The new dormers will create additional natural light within the rooms at loft level. The extra head height will also enable increased manoeuvrability all within these rooms, thereby improving the amenities of the flat and a more efficient use of the roof space.



Proposed rear elevation showing the proposed new dormers on both roof slopes.

Conclusion

The proposed works are in keeping with the surrounding area and are suitable for the Conservation area and Listed building, as detailed in the attached Heritage Statement.

The proposed dormers will improve the existing accommodation within the roof of the building, for the benefit of the occupants of the residential flat. This complies with the planning policy aims of improving increasing housing stock without any detrimental impacts.

We trust that you will find this proposal acceptable and that you can grant approval accordingly.
Should you require any further information, please do not hesitate to contact us at
info@eatownplanning.co.uk or 0330 221 0449.

EA Town Planning LTD