

Forward

This application reactivates consented application Camden Council ref: 2008/3033/P
No changes have been made to the consented scheme.

18 June 2008.

30, South Villas, Top Flat.

Access and Design Report.

1. Proposal.

The proposal is to construct a new dormer window in place of the existing small dormer window in the front roof slope, and a new dormer with a small terrace in the back roof slope. The sections through the dormers will be as the existing.

2. Access.

The flat is on the fourth floor of a Victorian house that has been converted into flats. To reach the flat persons have to walk up four flights of stairs. There is no way that a disabled person could do this, nor any simple way that it could be altered to enable them to do so. The proposal does not affect the access in any way, so, on completion, the access will be exactly the same as before.

3. Design.

The existing self-contained flat on the top floor is extremely small. The tiny existing dormer windows make it seem even smaller than its actual square footage. From the resident's point of view the larger the new dormers the better, and he pointed out to me some large new dormers in the terrace. On the outside, from a visual point of view, the dormer should not take over the entire roof slope. I therefore drew out dormer windows of different sizes, and found that by holding the dormer cheeks 1,500 away from each party wall, we have a dormer that makes the flat habitable without hurting the terrace from the outside; in fact I consider the terrace enhanced in comparison with the rather miserable existing dormers.

John Winter