

**1 ROBIN GROVE, LONDON N6 6PA**

**DESIGN & ACCESS STATEMENT for ROOF EXTENSION**

ref 6228-RG1-D&A/SAJA



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PHOTO 1

1 Robin Grove Front (South) Elevation

## Context

1 Robin Grove is a 2 storey detached single family house located off Highgate West Hill in the Holly Lodge Estate Conservation Area. Built in the 1920's the Conservation Area Statement notes it forms a group by 'dissociation' with the majority of properties within the Holly Lodge estate.

The Applicants brief was for a roof extension to provide additional accommodation and to exploit spectacular views to the south from the front of the house. The applicant was also determined that Velux roof lights should not be used, for aesthetic reasons and to avoid disturbance from rain falling on sloping bedroom rooflights. As the only alternative to a Velux rooflight is a dormer window a front elevation dormer became critical to the viability of the scheme.

The Conservation Area Statement (HL23) notes 'Generally dormers to the front elevation of the property will be unacceptable' and the Holly Lodge Conservation Area Appraisal and Management Strategy notes that 'Dormer windows will normally be allowed at the rear and side' etc. Pre-application advice was therefore sought from the Council on the acceptability in principle of a front elevation dormer. The Council's detailed response emailed on 4/12/12 is attached as an Appendix to this Statement.

The advice concludes that a front elevation dormer is likely to be acceptable in principle. It also notes that the design of the dormer should satisfy two key planning considerations; its impact on the character and appearance of the host property and on the Conservation Area as a whole.

## Design

The proposals include one dormer to each elevation. The justification for the design focuses on the front elevation dormer as it is on the most sensitive and visible elevation.

The Borough's Pre Application Advice cites the guidance to be used in the design of dormers in Camden Planning Guidance 2011 CPG 1 Design paragraph 5.11 & Holly Lodge Estate Conservation Area Appraisal and Management Strategy.

## CPG1

The design satisfies the criteria in CPG1 as follows:

- a) The pitch of the existing roof at 45° is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge.
- b) The dormers do not cut through the ridge or hip and are generally 500mm below the hip or ridge.
- c) All adjoining houses have dormers so there is no unbroken roofscape to interrupt. The house is also separated from others by trees so that the roofs do not read together to form a roofscape.
- d) This section requires the dormer to relate to the façade below and surface area of the roof. The example used to illustrate the principles in the Guidance is based on a typical mid to late C19th terraced house with bay window and is not directly applicable to a detached 1920s Arts and Crafts inspired house. In the example the dormer is centred over the principle rooms of the house whereas at Robin Grove this is not possible as the important principle rooms face west (Living Room and Master bedroom) and the lesser principle rooms that do have windows on the south front elevation (Dining Room & Guest Room) are to one side. The windows that are more centrally located on the front elevation (Staircase

and Box room) are relatively small and if either formed the basis for the design the result would be a disproportionately small dormer. It is possible however to comply with the Guidance by locating the dormer over both the small first floor windows so that it does relate to the façade below and is centrally located in the roof. The result is a larger dormer which also satisfies the Guidance requirement for the dormer to be in relation to the surface area of the roof of the house which as the pre application advice notes 'has a much larger roofscape than the surrounding properties' as indeed it is compared to the majority of roofs in the estate.

The aerial Photo 4, which provides more detail than the aerial photo included in the pre application submission, shows that the roof of No 1 Robin Grove is also slightly larger than the roofs to Nos 3 – 5 Robin Grove. Both these neighbouring houses have dormer windows that are similar in scale to the front elevation dormer proposed at No 1 in the long south side of their respective roofs. The only difference between No 1 & Nos 3 & 5 is that the entrance to No 1 is in the long south elevation whereas the entrances to Nos 3 & 5 are in the shorter east elevation. The dormer at No 5 Robin Grove was granted planning consent on 19/12/2000 (ref PEX0000744).

The height of the windows is subordinate to the windows below and the pane size and format match the windows below.

- e) As the house does not have a parapet this requirement does not apply.
- f) The painted timber windows and fascias with plain tile clad roof and cheeks all match and so complement the main building and wider townscape.

#### Management Strategy

The design also satisfies the Strategy guidance on roof alterations where relevant as follows:

- (a) All architecturally interesting features such as cornices and chimney stacks will be retained.
- (b) The existing roof drainage will be retained.
- (c) No external ground works are involved.
- (d) The new dormers do not have a significant adverse effect on privacy as three of the dormers do not overlook other properties and the fourth to the rear does not face another window on what is anyway the back face of No 3 Robin Grove (see Photo 4).
- (e) As noted above the house has a much larger roof scape than adjoining properties. The Council also notes No 1 does not have the typical architecture for the Holly Lodge Estate. One of the characteristics of the larger houses is that they have a wide frontage to the street not the more usual narrow frontage. It is therefore appropriate that the design should reflect the scale and rhythm of other wide frontage houses in the Estate. There are many examples among these houses of dormer windows with a similar scale to that proposed at 1 Robin Grove. The house in Hillway (see Photo 5) has a dormer which relates to two smaller first floor windows as proposed at No 1 and houses in Holly Lodge Gardens (see Photo 6) also have dormers similar in scale to the proposed. There are other such examples in Holly Lodge Gardens
- (f) The dormers are sited below the roof line and are subordinate in scale to the main roof.
- (g) The sides of the dormers are clad with clay tiles.

### North, East & West Dormers

As the house & garden are surrounded by trees the east & west dormers are virtually invisible from outside the property except in profile from the south where they are to some extent also screened by tall chimney stacks. They relate to the smaller scale of the east and west elevation roofs and are located on the centreline of the roof ridge. The north elevation of the house is the back elevation with many drain pipes, and windows to service rooms such as the bathroom WC & kitchen in positions determined by their function. The position and size of the new north elevation dormer are decided by the position of the new staircase to the proposed roof extension.





PHOTO 2

1 Robin Grove West Elevation



PHOTO 3

1 Robin Grove part North Elevation



PHOTO 4

1, 3 & 5 Robin Grove Aerial View





PHOTO 5 – House in Hillway



PHOTO 6– Houses in Holly Lodge Gardens

### Access

These proposals involve works to the 2<sup>nd</sup> floor of an existing single family dwelling.

### Conclusion

The challenge has been to develop a design for an extension to a property that the Council notes is generally not typical of the Conservation Area.

We hope we have demonstrated that by complying with the Council's specific guidance for dormers and alterations at roof level and by making reference to existing characteristic roof patterns in other parts of the Estate that the design succeeds on its own terms for this unusual house, enhances the character of the host property and therefore also enhances the character of the Estate as a whole

## **APPENDIX - PRE-APPLICATION ADVICE**



Date: 29/05/2013  
Our ref: CA\2012\ENQ\09169  
Contact: Sally Shepherd  
Direct line: 020 7974 4672  
Email: Sally.Shepherd@camden.gov.uk

**Advice and Consultation Team  
Planning and Regeneration**  
Culture & Environment Directorate  
London Borough of Camden  
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Mr Simon Agate  
*By email*

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Mr Agate,

**Town and Country Planning Act 1990 (as amended)**  
**Re: 1 Robin Grove, London, N6 6PA**

Thank you for your enquiry received on 16/11/2012 for written pre-application advice on the following proposal.

**Proposal:**

Installation of dormer window to front roofslope of dwelling house.

**Site description:**

The property comprises a two storey detached single family dwellinghouse, situated on the west side of Robin Grove, east of Highgate West Hill in the Holly Lodge Estate which dates to the 1920s. The property falls within the Holly Lodge Conservation Area.

**Relevant planning history:**

Planning permission was granted on 08/12/2009 at 2 Robin Grove (Ref. 2009/4937/P) for the erection of single storey side and rear extension and erection of roof extension with three dormer windows and a new chimney, to dwelling house (Class C3).

Planning permission was granted on 16/09/2008 at 4 Robin Grove (Ref. 2008/0111/P) for extensions and alterations to the existing roof including extension of existing roof over second floor flat roof, installation of 3 no. new dormer windows in the side elevations to provide additional residential floorspace to the existing single family dwelling (C3 use).

Planning permission was granted on 12/10/2006 at 8 Robin Grove (Ref. 2006/3857/P) for the erection of a rear roof extension with dormers to rear and sides to single family dwelling house (Class C3).

Planning permission was granted on 26/03/2004 at 6 Robin Grove (Ref. 2003/3625/P) for the erection of a single storey side extension, the raising of the roof to the rear with a dormer window and 1 side dormer window on each side elevation.

Planning permission was granted on 19/12/2000 at 5 Robin Grove (Ref. PEX0000744) for the erection of a single storey rear conservatory and dormers in the roof to the front and side.

**Relevant policies and guidance:**

LDF [Core Strategy](#):

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

LDF [Development Policies 2010](#):

DP22 - Promoting sustainable design and construction

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

[Holly Lodge Estate Conservation Area Statement](#)

[Holly Lodge Estate Conservation Area Appraisal and Management Strategy](#) (draft 2012)

**Assessment:**

In my opinion the proposal would be subject to two key planning considerations: the impact of the development on the character and appearance of the host property and the impact of the development on the character and appearance of the Holly Lodge Conservation Area.

The Holly Lodge Conservation Area Statement describes this group of properties as a group formed by 'disassociation' with the majority of the properties, as they are outward looking, insulated from the heart of the estate by the long back gardens and accessible from the public roads of Highgate West Hill. The draft Holly Lodge Conservation Area Appraisal and Management Strategy refers to dormer windows and states that they should only be allowed on rear and side elevations. However, this property does not have the typical architecture for the Holly Lodge Estate and it has a much larger roofscape than the surrounding properties. It is my considered opinion that the installation of a front dormer window to this property is likely to be acceptable in principle – subject to detailed design. The dormer should be sensitively designed so that it is in keeping with the area and have an appropriate scale so that it appears subordinate to the roof slope. This is because overlarge dormers have recently been identified as a 'key issue' in the Holly Lodge conservation area.

The council's design planning guidance provides detailed guidance on the design of dormer windows in chapter 5 and the proposed dormer should be designed to meet the criteria set out in paragraph 5.11 of CPG 1. Further guidance can also be found in the Holly Lodge Conservation Area Appraisal and Management Strategy (draft 2012) which states that the particular character of the roofscape of a group of houses should be adhered to and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched. Dormers should be sited below the roof line and be subordinate in scale to the main roof. The sides of dormers should usually be tiled with clay tiles.

Camden's Core Strategy Policy CS13, paragraph 13.9 expects development or alterations to existing buildings to include proportionate measures to be taken to improve their environmental sustainability, where possible. All buildings, whether being updated or refurbished, are expected to reduce their carbon emissions by making improvements to the existing building. Work involving an extension to an existing property is included. As a guide, at least 10% of the project cost should be spent on the improvements. A checklist for retro-fitting measures can be found in [Camden Planning Guidance 2011](#) (CPG 3 Sustainability Appendix 1).

For a valid application, I would advise you to submit the following:

- Completed form – **householder planning permission**
- The completed Ownership Certificate (this is part of the application form)
- Completed Agricultural Holdings Certificate (this is part of the application form)
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- **Roof plans** at a scale of 1:50 labelled 'existing' and 'proposed'
- **Elevation drawings** at a scale of 1:50 labelled 'existing' and 'proposed'
- **Section drawings** at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement (please see: [Design and access statements](#) for more information).

- The appropriate fee (£172)
- Photographs are helpful to provide site context

Once you have submitted your application, if any further information is required to make your application valid, the validation team will write to you. Please note that if you are submitting the application by post then the original plus 3 copies of every document is required.

**Please note the above information represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 4672.

Yours sincerely,

Sally Shepherd

Planning Officer  
Advice and Consultation Team