
Date: 23.03.2013

DESIGN & ACCESS STATEMENT

ADDRESS: 28c Kingsgate, West Hampstead, NW6 4TB

PROPOSAL: Loft conversion comprising rear dormer and roof terrace

1.0 Assessment

1.1 Physical:

The proposals comprise a loft conversion with a rear dormer, roof terrace and two skylights to the front roof elevation.

1.2 Social:

The social implications are not considered to be significant as the area is generally a residential area.

1.3 Economic:

The economic implications are not considered to be significant as the area is generally a residential area.

1.4 Planning Policy

Camden council's UDP needs to be complied with in developing the arrangement for the proposed dormer, with consideration for issues such as overlooking into neighbouring rear patio areas and respect for neighbour privacy in general. The roof terrace should comply with Camden's CPG1 design guidance specified in cl. 5.26.

The area is not perceived to be of Special Local Character.

2.0 Evaluation

The proposal for the rear dormer is considered feasible, provided that it appears subordinate to the main roof and is sufficiently set down from the existing ridge to prevent a bulky and dominating appearance to the neighbouring properties and area in general. The proposal for a terrace is also considered acceptable provided it is set back into the main roof and doesn't protrude from either the main roof lines or the proposed dormer.

3.0 Design

The proposed dormer has been set down and up from the existing eaves by 500mm on the roof slope; for uniformity the side cheek walls of the dormer are proposed to be set in by 500mm horizontally. The dormer comprises a flat bituminous roof to provide the internal headroom and from previous local applications approved, we understand this roof type is acceptable. The French doors leading to the terrace open outwards and the paved accessible area is shielded by the boundary upstand wall which prevents overlooking and maintains privacy with neighbour no. 26. The skylights to the front elevation shall not protrude from the existing roof plane by more than 100mm.

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