

## **DESIGN AND ACCESS STATEMENT**

**17 College Lane, London NW5 1BJ**

**20.03.2013**

### **Site and Description**

17 College Lane is a two storey mid terraced domestic property within the Dartmouth Park Conservation Area, London borough of Camden. College Lane is a narrow pedestrian lane with mostly 19th century two and three storey properties of mixed architectural style, not visible from the main highway. Both number 17 and the adjoining property (16 College Lane), form a pair of smaller cottages of which the principal elevation is set back from the line of neighbouring taller terraces.

Approval is sought for the erection of a mansard roof to form a new bedroom and bathroom, with dormer windows to the front and rooflights to the rear.

### **Use and Amount**

The existing property is currently and will remain a single private dwelling for residential use.

### **Proposal and Layout**

The proposal is to form a new mansard roof with two dormer windows to the front and two rooflights to the rear. The proposed dormer windows relate to the form, proportion and rhythm of the existing first floor windows and are set back behind the existing parapet to become subordinate to the front elevation.

### **Appearance and Scale**

The proposed proportions, front and rear profile and height of the roof extension is in-keeping with number 16 College Lane's approved roof extension, (refer to planning application references 2011/6250/C and 2011/3211/P) with an internal clear height of 2300mm from floor to ceiling as set out in the Camden Planning Guidance 1; Design.

The proposed second storey mansard will be subordinate to the principal elevation, set back from the existing parapet wall, which will remain unchanged.

### **Appraising The Context**

It is worth noting the following statement from the Officers Report for the neighbouring application 2011/6250/C:

*"the Dartmouth Park CAAC raise no objection, but comment that it would be desirable for the adjoining house to be rebuilt in the same manner"*

Further to this, we have contacted Dartmouth Park CAAC to ensure that our intent is in line with their statement.

### **Materials**

Materials will be in-keeping with the existing local roofscape within the Dartmouth Park Conservation Area. The new mansard roof shall be finished in a natural slate tiles laid with traditional overlap. The flat roof dormers shall be surfaced in lead with traditional timber framed sash windows.

### **Consultation with neighbours**

The immediate neighbours numbers 16 and 18 College Lane have been consulted prior to formally applying for consent, who have given positive feedback to the applicant with regard to the scheme.

### **Access**

Access to the site will remain unchanged. The proposed extension will be accessed via a new staircase internally and shall comply with current Building Regulations.

## EXISTING SITE PHOTOS

17 College Lane, London NW5 1BJ

20.03.2013



1. Front Elevation - 17 College Lane



2. Front Elevation - 16 College Lane (Left) & 17 College Lane (Right)



3.  
Rear Elevation Panoramic - 17 College Lane



4.



5.