

Design & Access Statement

Attn: Camden Council

Project: dormer loft extension

Site Address: 61 Roderick Road, London NW3 2NP

The proposed works include the construction of a dormer loft extension to the rear slope of the main roof of an existing terrace house in the London Borough of Camden, within the Mansfield Conservation area.

The bulk, position and scale of the extension have been designed to minimise the visual impact of the proposal. There are existing dormer extensions to the rear slopes of the roofs to directly adjacent properties on both sides, and to the front slope of the property to the south. The massing of the proposed extension is sympathetic and proportional to those adjacent extensions. The design of the dormer extension is sympathetic and subordinate to the original and existing dwelling house and neighbouring properties. The proposed materials of slate (dormer cladding) and timber (balustrade) are in keeping with traditional materials of this and the adjacent properties. The glazed openings of the proposed extension reference the existing fenestration of the rear elevation below, being in line with and proportional in size to the window openings. The position of the dormer extension on the roof slope is proposed to be 500mm from the ridge and eaves, and set in from both party walls, again to ensure that the dormer is subordinate to the main roof slope and property as a whole.

The neighboring buildings will not be affected by the proposed building work, in terms of light, privacy or amenity to the adjoining properties. There are existing dormer windows to the immediately adjacent properties, as well as several others in the near vicinity. There are also several rear terraces to the flat roofs of neighbouring closet wings (second floor level), as well as existing to this property. The minimal detailing of the glazed opening(s) ensures that they are visually neutral within the scheme, and so will not compete with the existing house; the design is sympathetic and subordinate to the original dwelling house and neighboring properties.

The proposed works do not alter the existing use, pedestrian or disabled access and the existing vehicular and transport links remain unchanged.