

February 17, 2012

PENTTINEN SCHÖNE

Camden Council
Planning Service
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

Proposed Alterations to Flat 4, 7 Buckland Crescent

We have pleasure in submitting our planning application for alterations to the above house.

DESIGN & ACCESS STATEMENT

The proposal is to carry out the following works: Addition of rear dormer with terrace at roof level off existing loft roof.

The alterations are proposed in order to create additional space to the existing loft room and to provide some external space to the flat. Currently the head height in the loft room is extremely limited, and the dormer will provide additional head height. There is currently no external space to the flat, which the proposed terrace will provide.

As all changes are only to the rear of the property, the alterations cannot be seen from the street. The dormer is small in proportion to the main roof, and sits back from the high wall of chimneys. The terrace is set back 1m from the edge of the roof, so it is not visible either from the street or from the rear gardens.

The setback of the terrace from the roof edge also means there is no overlooking.

Materials will be mainly traditional – the dormer will be built with slate to match the existing roof, with painted timber french doors. The sides of the terrace will also be in slate. The only non-traditional material will be the balustrade which is glass to minimise any visual impact to neighbouring properties.

Access to or within the property is not affected.

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HERITAGE STATEMENT

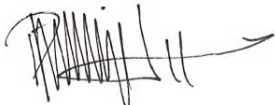
The property lies within the Belsize Conservation Area. The flat comprises the 2nd and attic floors of a semi-detached building paired with No. 3 Buckland Crescent, part of a series of similarly paired villas built in the mid 1850s. Similar paired properties define the south side of Buckland Crescent, with an impressive sweeping curve. While the properties are generally in good condition, there have been numerous unsympathetic additions to rooflines which are visible from the street. The rears of the properties are less uniform, with a range of additions and different features. Some properties have terraces at roof level, such as No. 17 and No. 25.

The heritage features of the area are not affected by the proposed alterations to No 7, as they are not visible at all from the street. The proposals have been designed to be as simple as possible while still adding additional habitable and external space to the property. The proposed dormer is small and sits well away from the roof edge, and the propose terrace sits 1m back from the roof edge.

We hope the Camden Council will be able to support us in this planning application. Should there be any queries regarding the proposal, or additional information is required please do not hesitate to contact me.

I look forward to receiving information that the application has been registered.

Yours sincerely,



Phillip Schöne