

No.7, Bramshill Mansions, 85 Dartmouth Park Hill, London NW5 1JG
DESIGN & ACCESS STATEMENT



No.7, Bramshill Mansions, 85 Dartmouth Park Hill is located on the eastern boundary of the Dartmouth Park Conservation Area. Although the building is not listed, it is identified as one which makes a positive contribution to the Conservation Area. The building dates from the early nineteenth century but has been adapted over the years, most significantly with the insertion of sliding/folding doors at the lower ground floor rear elevation. There is evidence that the rear extension may have been reconstructed at some stage. It currently contains a single house. The adjoining buildings are similar terrace houses.

The proposed development is the construction of a dormer at the rear, spanning part of the main roof and the rear 'offshoot' roof. The dormer is to be clad in hanging slate tiles to match the existing main roof, and includes a timber framed window to match the existing windows. The development is to provide a new room accessed off the half landing of an existing stair; so the roof line is well below the main roof ridge line. It's similar to a proposal that can be seen from the existing roof terrace on one of the neighbouring matching buildings to the west.

The new extension because of the use of matching materials and the setting of the construction in relation to the existing roofs is intended to have minimal impact on the existing building and the conservation area.

Disabled access is unchanged.

