

A N D R E W C L I N C H BA (HONS) DIP ARCH RCA

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12th August 2010

152 Goldhurst Terrace London NW

DESIGN AND ACCESS STATEMENT

INTRODUCTION

1.1

This statement accompanies the Full Plans Application for planning permission for the addition of a Dormer Window within the existing roof of the rear elevation. The Application should be considered as a Single Application.

2.0

THE SITE AND ITS CONTEXT

152 is a four storey terraced house (Ground, First, Second and Loft), dating from approx 1890. The property is a family house and has residential use.

The property is located in the Swiss Cottage Conservation area and is bordered by a rich mix of red brick and terracotta detailed front elevations.

The property is accessed by the main Finchley Road and bisected by Fairhazel Gardens.

3.0

THE PROPOSED DEVELOPMENT

The Proposal

The proposed development is to propose a rear dormer window within the existing roof of the rear elevation.

As the property is sited within the Swiss Cottage Conservation area, we have thus proposed the rear dormer addition to be furnished with traditional materials that will satisfy the conservation guide lines and material requirements.

The side cheeks of the dormer will be finished with tiles to match the existing.

The head section of the dormer and elevation corners will be finished with traditional code 5 lead trims.

The vertical face of the dormer will be finished with traditional slates to match the quality of the existing roof.

The pitch of the existing roof will not be altered.

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4.0

Design Philosophy

The proposed development will create additional space for the family's new baby to be born in the next six weeks and thus will create a new nursery.

The materials used will be of good quality. The side cheeks of the dormer will be finished with tiles to match the existing.

The head section of the dormer and elevation corners will be finished with traditional code 5 lead trims.

The vertical face of the dormer will be finished with traditional slates to match the quality of the existing roof. The pitch of the existing roof will not be altered

Where possible the material use will be sympathetic to the character of the existing area.

The proposed Dormer respects Camden's Planning Departments Strategic Design guides.

The dormer is set 500mm below the ridge line of the existing roof.

The dormer is set 500mm away from each bounding party gable wall and 800mm away from each bounding chimney Breast.

The dormer is also set 500mm up from the existing gutter line.

5.0

Access

The property is located in the Swiss Cottage Conservation area and is bordered by a rich mix of red brick and terracotta detailed front elevations.

The property located in Goldhurst Terrace is accessed by the main Finchley Road and bisected by Fairhazel Gardens.

6.0

Pre Application Advice with Duty Planner: Connie Petra 12th August 2010.

A meeting took place at Camden's planning department on Thursday 12th August 2010.

The drawings and Photographs accompanying this application were tabled to Connie Petra, the duty planner.

The principles of Camden's Planning Departments Strategic Design guides were explained and agreed that the proposed rear elevation and new dormer complied and addressed the guide lines.

The dormer is set 500mm below the ridge line of the existing roof.

The dormer is set 500mm away from each bounding party gable wall and 800mm away from each bounding chimney Breast.

The dormer is also set 500mm up from the existing gutter line.

It was also explained that the adjoining properties and neighbouring properties within the rear terrace elevation had dormer windows that broke the existing roof line within the terrace.

It was also noted that Aberdare Gardens to the rear of the property had extensive mansard roofs that overlooked the garden of 152 Goldhurst Terrace.

Connie considered the proposed Dormer and the windows set within the dormer to be subservient in scale to the existing windows.

Connie also considered the proposed Dormer to be subservient in scale to the existing rear elevation.

Connie considered the proposed new Dormer was in proportion and of a harmonious scale set within the context of the rear elevation and existing terrace.