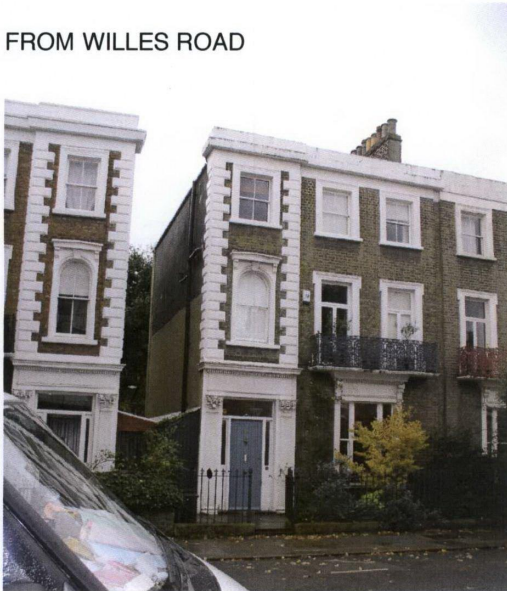


**19 WILLES ROAD, NW5 3DT**  
**DORMER WINDOW**  
PLANNING APPLICATION  
17<sup>TH</sup> MAY 2010

**DESIGN AND ACCESS STATEMENT**

**THE PROPERTY**

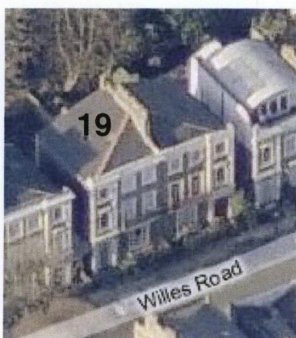
FROM WILLES ROAD



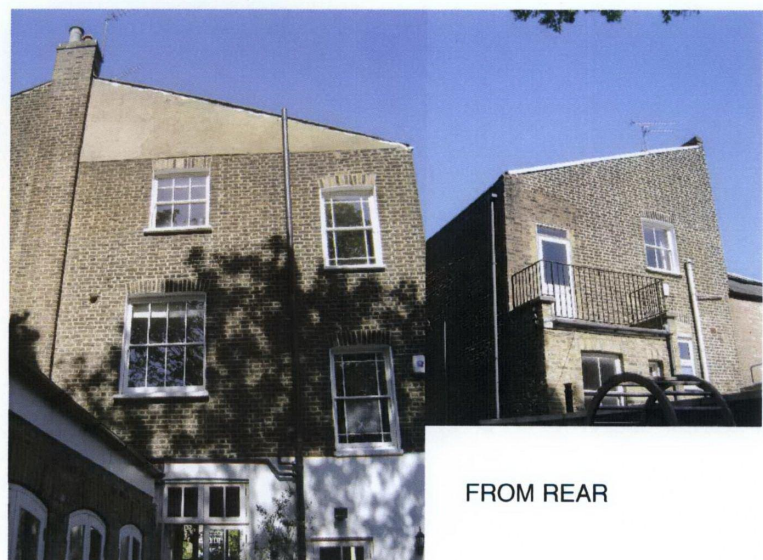
The property is a terraced three-storey house with a single storey rear addition, in use as a single family dwelling. It is located within the Inkerman Conservation area but is not listed. The conservation area covers the adjacent residential Alma Street, Inkerman Road, Grafton and Ryland Roads, most of which were constructed during the 1850s and 1860s.

Willes Road is characterised by pairs, or short groups, of broad two-storey dwellings with prominent bracketed corniced parapets concealing valley pitch roofs, and painted stucco quoins and window surrounds. There remains evidence of three pairs of three-storey dwellings of a similar plan form and detailing to the two-storey houses: No. 19

forms a three-storey pair with no. 21; no.s 17 and 22 now stand alone (possibly due to bomb damage, certainly to make way for the Kentish Town public baths and wash house built in 1900). The parapets of the three-storey houses conceal pitched hipped slated roofs: the primary pitch spans side to side and the minor hip is located to the front section of roof; the roofs form gables to the rear, in the case of no. 19, with a rendered finish.



BIRDS EYE VIEW



FROM REAR



19 WILLES ROAD, NW5 3DT

## DESIGN AND ACCESS STATEMENT

Nearly all of the two-storey properties have been extended at roof level and generally these extensions are set back from the front parapet so that they are not visible from street level. So, despite the variety of extensions and roof forms (with reference to the birds eye images on drawing PH/002) at street level Willes Road maintains a visual consistency in parapet level and detailing. Furthermore the very narrow gaps between the houses means that the flank elevations are barely visible and so alterations at roof level to the rear of the properties do not affect the original massing and rhythm of the street scene.



SITE ELEVATION



VIEW NORTH

## PROPOSALS

### Consultation

Pre-application comment was received on 18<sup>th</sup> March from David Peres Da Costa ref CA/2010/EQNQ/01179. Mr Da Costa advised that the dormer was unlikely to obtain permission given its scale in the context of a shallow pitched roof in a conservation area. The dormer has as a result been reduced in scale. Furthermore the applicant, Laura Andrae met with Fergus Freeney, duty planning officer, on Wednesday 14<sup>th</sup> April 2010 to discuss the proposals further; in the light of adjacent developments and the current development of the adjacent Kentish Town Baths Mr Freeney was more supportive of the proposals and suggested that a planning application submission was made.

19 WILLES ROAD, NW5 3DT

## DESIGN AND ACCESS STATEMENT

### Design

The proposal involves the erection of a dormer window to the rear part of the side pitch of the roof. The width of the dormer is less than  $\frac{1}{3}$ <sup>rd</sup> the length of the side pitch and set within the rear half of the property. The height and depth of the dormer is such that a 500mm section of slated pitch is maintained to the top and base of the dormer.

The dormer has traditional rolled lead cladding to sides and roof and is fitted with a painted sw casement window and flat rooflight.

Given its scale the dormer remains subservient to the original roof and does not impact on the massing and form of the original building. Furthermore its location towards the rear of the pitch means that it is not visible from Willes Road, other than by way of an oblique view into the gap between no.s 17 and 19, ref sketch below. The dormer is also set back 1.5m from the rear elevation and as such is only visible to the rear and side of the garden level. The detailing of the dormer enclosure and window is consistent with the style and age of the property and will therefore sit comfortably within the context of the architecture of the Inkerman Conservation Area.

### SKETCH PROPOSALS

*From front and rear*



### Use

There is no alteration in the use of the building as a dwelling in single occupation. The space created within the dormer is to be used as a study or storage room and is accessed by way of a stair from the existing second floor landing. The applicant has lived in the house for a number of years and wishes to remain in residence to see their four children grow up; the additional space will enable them to do so and thus contribute to a stable neighbourhood to which they are committed.



19 WILLES ROAD, NW5 3DT

## DESIGN AND ACCESS STATEMENT

---

### **Neighbours**

The window is to be obscured and fixed shut to eliminate the possibility of loss of privacy to the neighbours at no. 17 Willes Road, should they chose in the future to insert of roof light or dormer within their respective side pitch.

The scale and location of the dormer means that it causes no loss of light to adjoining occupants.

### **ACCESSIBILITY**

The access stair to the new storage room complies with Approved Document K and as such provides adequate access.

### **SUSTAINABILITY**

To reflect the quality and character of the location and respect the status of the original building the materials, techniques and fittings used in the proposed dormer construction and associated internal works will be of a high quality and executed to a high standard, to guarantee longevity.

### **SUMMARY**

The proposed dormer window due to its scale, location and detailing, preserves the character of the Inkerman Conservation Area. Furthermore it enables a secure and committed long term ownership of no. 19 Willes Road, by providing the additional accommodation that will allow the applicants' growing family to remain in the house for the duration of the children's upbringing.