



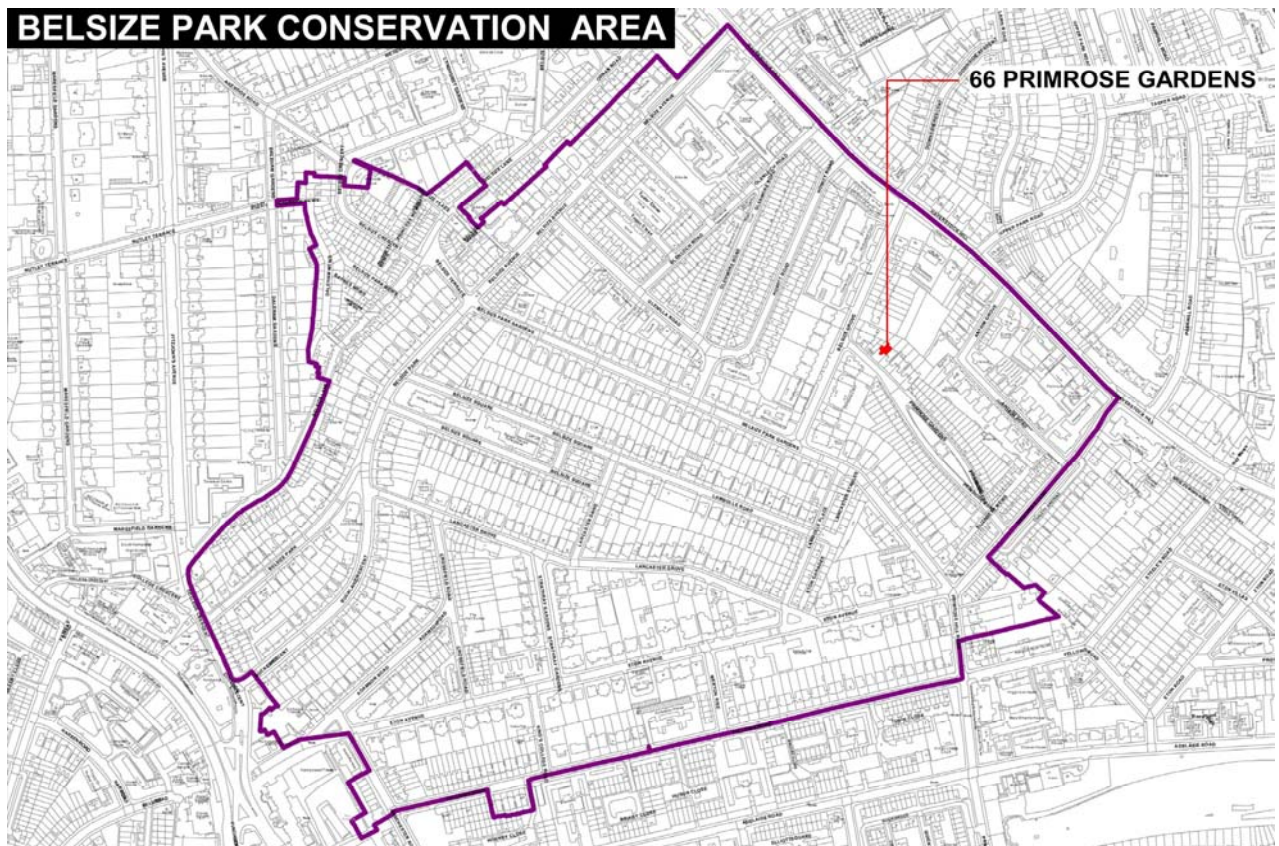
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# DESIGN & ACCESS STATEMENT

in respect of:

**66C Primrose Gardens**  
**London**  
**NW3 4TP**



For:

**Camel Trust**

Prepared by:

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Architect ARB

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This Design & Access Statement is to accompany the attached planning application for Alteration and Extension of the existing dormer at flat of:

## **66C Primrose Gardens, London, NW3 4TP.**

### **01.0 · PERMISSION IS BEING SOUGHT FOR:**

The proposal is for extension and reforming of a dormer at second floor level to the side of 66 Primrose Gardens.

### **02.0 · SITE LOCATION:**

The property (66 Primrose Gardens) subject to this application is a multi-dwelling house, which is located within the Belsize Park Conservation Area. The building is not listed.

### **03.0 · THE PROPOSAL / CONSIDERATIONS:**

The proposed extension should be also assets under Class A, Part 1 of the General Permitted Development (Amendment)(No.2)(England) Order 2008.

#### **The proposed should be as well considered as permitted development because of:**

- a) It does not exceed 50% of the total area of the curtilage;
- b) It would not exceed the height of the highest part of the roof of the existing dwelling house;
- c) The height of the eaves would not exceed the height of the roof of the existing dwelling house;
- d) It does not front direct a highway;
- e) The proposed extension would not extend beyond a wall forming a side elevation of the original dwelling house;

As the property is within a conservation area conditions A.2 and A.3 apply:

A.2- It does not extend beyond a side elevation; and

A.3- The materials and proposed windows in materials and colour will match existing

### **04.0 · PROPOSAL / AMOUNT OF DEVELOPMENT:**

The line of the existing dormer will minimal raised of approx. 20 cm in order to achieve a higher head height for the existing bedroom of flat 66C.

The existing No. 3 Velux roof lights will be removed and No. 2 new Velux roof lights on the proposed extension will be provided. No. 2 new small windows will be provided within the proposed front of the extension to match the adjacent existing small windows.

The proposed extension of the dormer will match the existing dormer in massing, design and finish. The minimal raise of 20 cm will not have major impact to the street facing front elevation.

The enlarged dormer will increase the existing bedroom of about 4 sqm. However the proposed increased area will have only a head height between 1.45m-1.85m.

The enlargement and alteration of the dormer will provide overall a better usable head height of the existing bedroom related to flat 66c at Primrose Gardens.

### **05.0 · USE:**

The existing use will be retained and no change of use is proposed.

## **06.0 • LAYOUT:**

The proposed extension of the dormer will match the existing dormer. There will be no more overlooking than on the existing conditions

The design for the extension of the dormer has been designed sensitive and compatible with the scale and character of the surroundings and prevails the existing architecture style of the area.

## **07.0 • SCALE:**

The footprint of the existing property will remain unaltered. The massing and height of the proposed extension of the dormer has no major impact of the surroundings.

There is no loss of outlook from height of the extension for the adjoining neighbouring properties.

## **08.0 • LANDSCAPING:**

The landscaping to the property will remain unaffected. The proposal has no impact on the existing garden and no trees are affected.

## **09.0 • APPEARANCE:**

All new external work shall be carried out in materials that resemble, the same or as closely as possible, in colour and texture those of the existing building in order to match the existing.

The aspects affecting the external appearance are to the front and side of the extension and reforming of the dormer.

The proposed extension of the dormer and the proposed new windows and roof lights will be built to match that of the existing property and building style and appearance will be maintained.

## **10.0 • ACCESS:**

The existing property is accessed from Primrose Gardens and the existing entrance door to the flat at 66C Primrose Gardens is on the landing from first floor level. There are no alterations to the existing access area and no change to the existing access is proposed.

## **11.0 • POLICY ISSUES:**

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden **Replacement Unitary Development Plan (UDP adopted 2006)**, with particular regard to policies SD6 – Amenity for occupiers and neighbours B1 – General design principles and B3 – Alterations and extensions B7 – Conservation areas

## **12.0 • ENVIRONMENT:**

The proposal is entirely consistent with all the relevant environmental policies and the proposal does not materially reduce the amenity value of existing open space.

## **13.0 • TRANSPORT + HOUSING:**

Nothing in the proposal is at odds with ambitions of these policies.

## **14.0 • CONCLUSION**

Notwithstanding the fact that the site falls within the Belsize Park Conservation area, the proposal of the extension and reforming of the existing dormer has no detrimental affect of any of its neighbouring properties.

For this reason and the accordance with the requirements and restrictions set out by the current Replacement Unitary Development Plan (UDP adopted 2006), we are looking forward to get Planning Approval and Conservation Area Consent.