

SEYMOUR-SMITH ARCHITECTS

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DESIGN & ACCESS STATEMENT:

Proposed loft conversion

71 Roderick Road, London, NW3 2NP

DESIGN

- This proposal is for a loft conversion, including new conservation rooflights to the front and rear roof slopes and a new dormer window to the rear.
- A previous application for rear dormer windows and a loft conversion, ref PEX0100581 was granted planning permission in January 2002, but the work was not carried out. The house is now being sold, and the new purchaser would like to renew the permission to carry out the loft conversion.
- We applied to renew this permission in November last year, ref 2007/5793/P, but the application was refused on the 7th January 08 because the proposed rear dormer was considered "too bulky".

This was disappointing, considering that we had visited the Camden Duty Planner with site plan, plans, elevations and photographs, taken their advice, carefully studied and complied with the "Camden Planning Guidance 2006", and had specifically asked to be consulted if the size of the dormer needed amending.

- We are now re-applying for a smaller rear dormer, and hope that we have taken every possible precaution to ensure it is approved. We have been in correspondence with the planning officer who dealt with the last application, Katrina Christoforou, and with the Conservation Officer, Victoria Fowles. On their advice, we have revised our drawings, and sent them to them for comment. We had the following response from Ms Christoforou on the 25th January: "I have had a look with my manager at the proposed drawing you sent through and we are both of the opinion that the smaller dormer will be acceptable." We therefore very much hope that Katrina Christoforou will be dealing with this re-submitted application, and that it will be approved.
- As mentioned with the last application, we had trouble with the guidance to sit the roof of the dormer 500mm below the existing ridge line. If we were to do so, we would end up with a floor to ceiling height of approximately 2080mm, which is clearly unacceptable. We hoped a sensible compromise might be as shown, to measure the 500mm down along the pitch line of the roof, which would give a floor to ceiling height of 2300mm (the minimum recommended for loft conversions in the "Residential Development Standards" section of "Camden Planning Guidance 2006"). The advice given by Ms Christoforou following the last application was that this point should not be an issue.
- Materials used for the new dormer will be slate and lead, with painted timber sash windows, and flush conservation rooflights to the front roof slope.

ACCESS

- With regard to “Lifetime Homes Standards”, the access to and throughout the house will remain unaltered. There are steps up from pavement level to the ground floor main front door. This is a house in a Conservation Area with a single stairway, and there is no opportunity to alter the access.

29th January 2008

