

Design and Access Statement:

20 St. Marks Crescent, Primrose Hill London NW1

19th September 2006

The intends to add a roof dormer to the rear elevation to the existing roof extension; the site is a single family dwelling; it is a terraced house built in the latter part of the 19th Century; the house has been extensively altered, improved and modernised over the years including the addition of a modern timber double glazed conservatory extension at basement (garden) level.

The existing roof extension, carried out a number of years ago, provides a bedroom and bathroom accessed via it's own protected staircase.

There appears to be some precedents of roof dormers to the rear of some houses in the street and in adjoining streets including No 18 St. Marks Crescent and 20 or 22 Regents Park Road; there are others that can be viewed from the garden of No. 20.

We have endeavoured to keep the rear dormer as simple as possible from a planning, scale and construction point of view. We intend to not cut the rear purlin, the dormer being built on the line of the purlin which is at least half way back up the rear roof pitch. This keeps the front face of the dormer more than 3 metres back from the gutter line; as can be seen from the section, the dormer will only just be visible from the back of the garden.

We have selected high quality natural materials including natural slates and lead in an effort to reduce the impact the dormer will have on the existing house and it's neighbours. Where other dormers existing they have been built from similar materials, or materials of a lesser quality. Where dormers have been proposed on other projects within the Borough, we have followed the guidance notes which recommend the use of these types of materials.

In accordance with the recommendations in the current Supplementary Planning Guidance 2002 we have attempted to keep the top of the dormer lower than the existing ridge line so that the dormer is subservient to the original roof.

The proposed development will not have any impact on the existing matter of access other than it will improve the ease of use by improving circulation and ceiling height of the top floor room.

The project is, by it's very nature, solely residential and involves only the house's owner; there is therefore no relevance regarding mixed use, density, public spaces, landscaping and access.

