

## **Design and Access Statements**

Proposed amendment to existing dormer

Flat 4, 28 Carlingford Road, Hampstead, NW3 1RX

Reference: PP-03433395

# Background

## Flat 4, 28 Carlingford Road

- Flat 4, is the upper 2 floors of a 5 floor terrace house in the Hampstead Village conservation area. It is estimated that the property was built c.1870-1900.
- The top floor – built into the roof – has front and rear dormers.
- A large number of properties on the street, and in the surrounding area, have dormers and terraces, but shape and designs vary significantly.
- We have recently purchased the property and intend to live there for the foreseeable future.

## Current dormer status

- The rear dormer is in serious need of repair, having leaked a number of times in recent months and years.

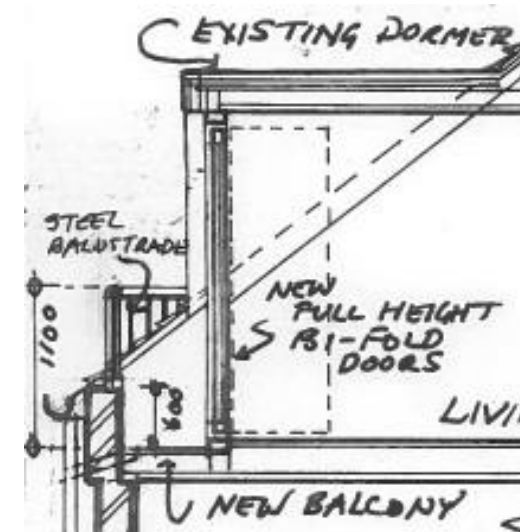
## Proposal

- The proposal is to replace the dormer windows with bi-folding patio doors (ceiling to floor) and to incorporate a small terrace to the parapet on the roof.
- The location and size of the dormer will not be altered and the existing parapet is to be preserved – maintaining the line of the roof and the style of the property.
- The parapet will act as a small upstand to the terrace, to which a balustrade will be fixed.
- It is felt that bi-folding doors will greatly improve the light inside the property, making the top floor a substantially improved living space.
- It is also believed that a small terrace and a refurbished dormer will significantly enhance the external appearance of the property.
- Appropriate materials will be used in order to preserve the style of the property.

Fig.1 – Existing dormer (internal)



Fig.2 – Proposed plan (extract from drawings submitted)



# Style and design

## Style and design

- The style and design will be in keeping with the building and local precedents
  - The parapet will be preserved to maintain the line of the roof
  - The bi-folding doors will be made of white painted wood
  - The balustrades will be black

## Local precedents

- There are significant number of local precedents for such terrace designs:
  - The property opposite has a terrace (similar to proposal, but no parapet)
  - There are a number of terraces visible to the left (of differing designs)
  - There are 3 terraces visible to the right (all of which are very similar in design to the proposal)
- The following page has photos of local precedents – this is in no way exhaustive, but a selection of visible properties and other available pictures

## Impact on neighboring properties

- Due to high partition walls separating the properties, the new terrace will not lead to the neighbouring properties being overlooked materially more than as is the case with the current structure

Fig.3 – Proposed exterior

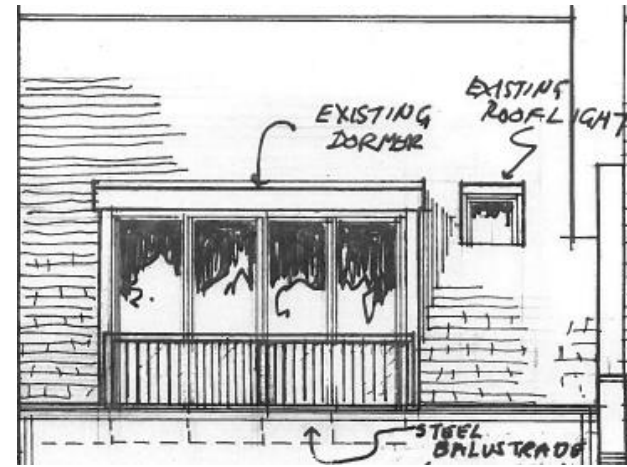
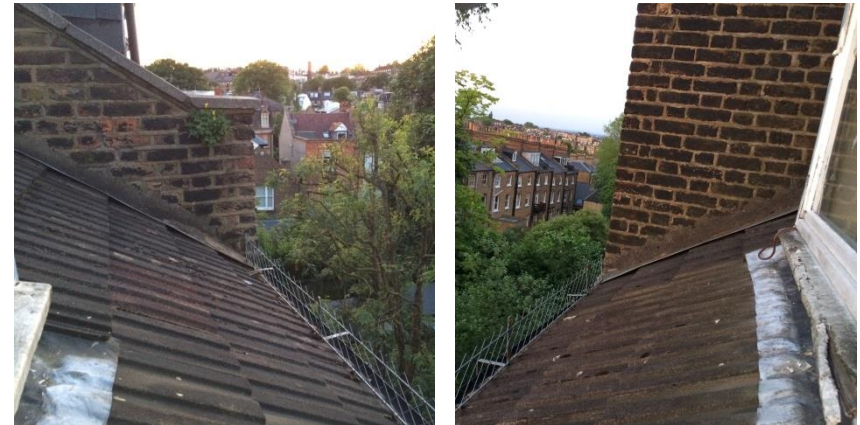


Fig.4 – Side views from dormer



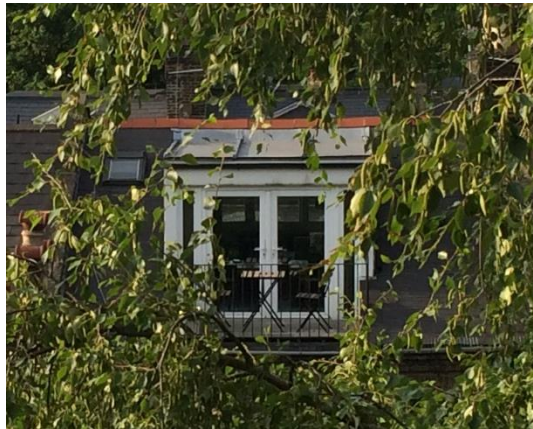
# Local precedents

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**Fig.5 – Properties opposite left (Denning Rd)**



**Fig.6 – Property directly opposite (Denning)**



**Fig.7 – Properties opposite right (Denning Rd)**



**Fig.8 – Other denning Road**



**Fig.9 – Other Carlingford Road**



**Fig.10 – 3 Carlingford Road (other side of road)**





## Other matters

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<b>Layout</b>	<ul style="list-style-type: none"><li>• The size of the dormer is to be kept the same as we feel it is of sensible scale and would minimise the amendments to the existing property.</li><li>• The layout of the terrace is the most logical option, given the position of the dormer.</li></ul>	<b>Use</b>	<ul style="list-style-type: none"><li>• The terrace could accommodate a couple of chairs for external seating.</li><li>• The primary benefit will be the additional light and air provided to the lounge – greatly improving what is currently a gloomy room.</li></ul>
<b>Scale</b>	<ul style="list-style-type: none"><li>• An extension to the dormer was contemplated, but it was decided that it's existing size is of a more appropriate scale from an external perspective.</li></ul>	<b>Amount of development</b>	<ul style="list-style-type: none"><li>• Minimal additional development required.</li></ul>
<b>Appearance</b>	<ul style="list-style-type: none"><li>• The bi-folding doors are to be made of wood and painted white, to match the sash windows on the lower floor.</li></ul>	<b>Indicative layout</b>	<ul style="list-style-type: none"><li>• As per the plans and 'Layout'.</li></ul>
<b>Access</b>	<ul style="list-style-type: none"><li>• Access to the terrace will be from the lounge.</li><li>• The remaining access to the property will be unaffected by the proposal.</li></ul>	<b>Scale parameters</b>	<ul style="list-style-type: none"><li>• As per the plans.</li><li>• No amendment to the existing scale of the dormer.</li></ul>
<b>Landscaping</b>	<ul style="list-style-type: none"><li>• Not applicable.</li></ul>	<b>Indicative access points</b>	<ul style="list-style-type: none"><li>• As per the plans and 'Access'.</li><li>• Bi-folding door will be able to open fully.</li></ul>