

DESIGN & ACCESS STATEMENT



PROPERTY:
68c, Twisden Road
London
NW5 1DN

CLIENT:

Mr A Robins

SURVEY DESIGN (HARROW) LTD.

Architectural Services

93, ELM DRIVE

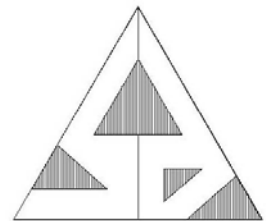
HARROW

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Site:

The subject property is a three storey Victorian terrace house converted into three self-contained flats situated in Twisden Road, Dartmouth Park and lies within the Dartmouth Park (Sub Area 2 – Dartmouth West) Conservation Area.

68 Twisden Road is within a group of terrace houses towards the South East of Twisden Road. These terraces are benefiting of uniformed front façade however rear have been altered. The rear of the properties are built in red brick and characterized by very imposing chimneys. Many of the houses within the group have undergone alterations to the rear roofscape, two of which are small scale dormer windows sympathetic to the character of the terrace. Hence Twisden Road benefit from varied roof additions, parapets and chimney stacks interrupt the roof line within the terrace.

Architectural Proposed Description

The proposal is to convert the existing loft space into habitable space, with access being provided via a new staircase from the first floor landing. A new modest dormer window is introduced on the rear roof slope as well as two roof lights to the front slope and 2 to the rear slope. The proposal is given careful consideration to be respectful of its setting, relating sympathetically to the character and proportion of the existing house and its neighbours in order to preserve the character and appearance of the Conservation Area. The proposed dormer has also been designed in the context of the other roof additions within the terrace and other elements contributing to the general appearance of the rear of the properties.

Use

The property is currently used as a residential flat (Use Class C3), this application does not change this designation.

Layout

The layout of the existing flat will be unchanged at first floor; a new staircase will be situated on the existing first floor landing giving access to the loft space converted to provide bedroom with on suite.

Scale

The proposal seeks to fit within the existing scale of the property; the dormer window is of a modest scale and has been designed to set in from the eaves and set down from the roof ridge.

Appearance

The proposed dormer window is designed in a manner to be both sympathetic and subordinate to the original house. It is modest in size and would be set below the roof ridge. The proposed dormer window is situated adjacent to the party wall. There are few properties have similar dormers. In this context the new addition would balance the symmetry between properties within this terrace. The new dormer window will be constructed from traditional materials to match the existing roof.

Amenity

There would be no significant effect on the amenity of the neighbouring properties. By the nature of the terrace the immediate neighbouring properties have been

overlooked by the first floor bedrooms ever since the properties were built; it is considered that the additional well set back dormer will not significantly change this situation. There is no overshadowing as it is felt that due to the orientation of the house and the location of the proposed dormer window within the existing roofscape, it will not affect the amount of daylight or overshadowing of the neighbouring properties.

Access

The existing access to the property remains unaltered



Conclusion:

The conversion is designed to harmonise with the scale and architectural styles of the original building, the character of the area. The dormer is well subordinate to the original house, retaining symmetry and rhythm and avoiding the terracing effect in the street scene. To maintain continuation matching of materials, roof form proportion and window position has been maintained. The proposal is designed to fully comply with UDP. Supplement planning and extension guide. This site would not result in an unacceptable increased activity and it's a type of development, which the council encourages.