

	Flat 8, 73 Maygrove road . London NW6 2EG Pre planning application Design and Access statement. Rev A - 19.07.2014
	Introduction Planning application for the insertion of a dormer window to the Flat 8 , 73 Maygrove road.
	Existing Context
	<p>73 Maygrove road is situated between the Maygrove Peace Park and the Liddell road industrial estate.</p> <p>The former 1950's button factory / warehouse that was converted into a mixture of B1 commercial units, live work units and flat in 1998. The conversion included the cladding the building in Yellow brick, and the addition of an attic roof with associated pitched roof, clad in slate tiles, and roof terraces.</p> <p>73 Maygrove road was the first mixed use 'apartment' building on Maygrove road . Following its conversion planning permission was granted for a three storied office building at 75 Maygrove road and a three storied office building behind 73 Maygrove road. Both constructed.</p> <p>More recently planning permission has been granted for two new five storied apartment building on Maygrove road . One at 65 + 67 Maygrove road, which is currently under construction and one a 59 Maygrove road which has been constructed.</p> <p>These developments are flat roofed building with large roof terraces leading off the top floor apartments which overlook Maygrove road, Maygrove peace park and the buildings to rear.</p> <p>Planning permission is also due to be submitted in the near future for Liddell road estate, for a new school and a new apartments. The current proposal, which is at consultation stage includes a 14 storied apartment building and 7 storied commercial building, both of which overlook 73 Maygrove road.</p> <p>The rest of Maygrove road is characterized by 3 storied Victorian terrace houses, most of which have been divided into flats.</p>
2.00	Proposed works
	<p>The proposed works include the construction of a new bathroom and the building of at 3rd Floor level a Dormer window on the rear of the building.</p>
3.00	Analysis and Justification of the proposed scheme.
	<ul style="list-style-type: none"> -73 Maygrove road is not in a conservation area and the building is not listed. -The Proposed Dormer is on the rear of the building and cannot be seen from the Public domain - The new dormer will only be visible from the top floors of the rear office building and not from the ground floor parking area at the back of 73 Maygrove road. -The proposed dormer will only extend 1100mm from the existing sliding doors that access the existing terrace and will be build on top of an exiting Terrace. -If the works were being carried out to a single family house the works would not require planning permission but could be undertaken under Permitted development. -There will be no amenity issues. There will be no increase in overlooking as the dormer is being built on top of an existing roof terrace.

	<ul style="list-style-type: none"> - There will be no effect on either sunlight or daylight to the neighbouring flats, as the dormer is on the north side of the building. - The dormer has been carefully detailed with hidden gutters and will be clad in graphite grey Zinc, and will therefore match the colour of the roof tiles and the new sliding glazed doors will also be graphite grey, and will therefore be more discrete than the existing white windows. - As can be seen on the dwgs the new dormer hardly alters the appearance of the main building. The proposed dormer window is will be sympathetic to and subservient to the main building. The rear elevation will look virtual the same, and dormer will be barely visible when viewed from the side, protruding only slightly past the line of the roof (please ref the proposed side elevation). - There is precedent for the constructing dormer windows to flats in this area. The proposed dormer at 73 Maygrove road is not dissimilar to other dormer windows built in the area and the works are less extensive than the works granted planning permission at 35 Maygrove road (2014/1602/P), as the roof terrace at 73 Maygrove road is already existing. - The works are in accordance with Camden's planning Guidance as noted below.
4.00	Camden Planning Guidance
	<p>In designing the dormer window we have referred to Camden's guide lines and in particular to 'Camden Planning Guidance Design Roofs, terraces and balconies'.</p> <p>Camden's guidelines 5.6 and 5.11 are for single terrace houses. The relevant policy for this application would seem to be 5.20, which states that: <i>"On some contemporary buildings a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard for the following general principles:</i></p> <ul style="list-style-type: none"> • <i>The visual prominence, scale and bulk of the extension;</i> • <i>Use of high quality materials and detail"</i> <p>The proposed dormer window sits below the line of the ridge of the roof by 2300mm and is appropriate in scale to the existing building. It is subservient to the main building and will be barely noticeable .</p> <p>The proposed dormer it sympathetic to the age and character of the building ,the detailing is crisp and contemporary , in keeping with the parent building.</p> <p>The proposed design retains the overall integrity of the roof form and does not undermine the architectural integrity of the existing building.</p>
5..00	<p>Access.</p> <p>Flat 8 , 73 Maygrove road, is accessed via a internal stair way, and the access will remain unchanged. The flat currently only has one shower room at second floor . There is currently no bath in the flat and no bathroom at third floor level where the bedrooms are located. A second bathroom, with a bath (which is made possible by the dormer window) would improve the living conditions and enable the flat to be lived more easily by the ambulant disabled, which is in line with Camden Councils guidelines for lifetime homes.</p>