

tba

Trevor Brown Architect

Trevor Brown Architect Ltd
10 Ranelagh Road, London. N22 7TN

Design and Access Statement - 30 South Villas, NW1 9BT

3rd December 2014

Revision: -

1.0 Proposed

The application is for front and rear dormers, with a terrace at the rear, to the top floor property at 30 South Villas NW1 9BT

2.0 Existing

The property is a flat within the roof void of a mid terrace 4 storey Victorian house.

The property is constructed from London Stock brick with stonework detailing on the street facing elevation painted white.

3.0 Use

The dormers provide additional habitable space.

4.0 Design Process and Layout

The proposal follows advice set out in the following Camden Council guidance documents:

- Camden Planning Guidance 1 - Design, 2014
- Camden Planning Guidance 2 - Housing, 2013

The proposal is defined by the following key criteria;

- .1 Provision of additional full height habitable space to allow the existing layout to be reconfigured and modernized, with improved bathroom facilities and additional storage.
- .2 The dormers are subordinate to the main building in terms of location, form and scale.
- .3 The proposed dormers will not be the largest additions to the front and rear terrace roofs.
- .4 The dormers are set in from the roof perimeter further than the minimum distances detailed in the planning guidance.
- .5 There is not an existing rhythm to the dormer extensions to the front and rear of the terrace. This is indicated on the location plan (drawing number 053_1000/01), visible from the satellite image and site pictures at the end of the statement. The proposed dormers do not detract from the existing rhythm as one has not been established. The dormers are inline with the size of other additions to the terrace roofs reinforcing the existing variety.
- .6 The proposal does not adversely affect the neighbours' outlook.
- .7 The proposed dormers replace dilapidated structures on the roof, significantly improving the appearance of the local area.

5.0 Appearance and Scale

The proposed dormers will not be widely seen from the neighbouring properties or street level, due to their elevated location. None-the-less it is important that the dormers appears as an integral part of the property and the surrounding area. To this effect the dormers will be clad in materials to match the existing roof covering and have dark window and door frames to blend into the roof.

6.0 Construction

The applicant intends to work with their contractor to limit any disruption to the local residents during the building works and ensure that the impact on their neighbours' day to day life is kept to a minimum.

7.0 Freeholder

The freeholders have been consulted regarding the proposals.

8.0 Access

The existing stepped access into the property is unchanged.