

# Design & Access Statement

66C Twisden Road  
Dartmouth Park  
NW5

Grainge Rider Ltd

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# 1.0

## Introduction

This document has been prepared in support of the Planning Application for 66c Twisden Road, Dartmouth Park and should be read in conjunction with the scheme drawings and all additional information submitted.

This planning application is for the erection of a dormer window to the rear of the property and four conservation roof lights; three in the front roof slope and one in the rear roof slope which will not exceed 150mm projection from the slope of the roof.

This proposal started by gathering an understanding of Camden's Local Development Framework (LDF) and Development Policies and Dartmouth Park Conservation Appraisal. This document aims to set out the current context of the site, referencing local precedents and the local planning policy and will define the design intent of the proposed scheme.

# 2.0

## Existing Site Conditions

### 2.1 Twisden Road

No.66 Twisden Road is a three storey Victorian terrace built in 1877 situated in Dartmouth Park, London Borough of Camden. The house is currently subdivided into three flats:

66A - BASEMENT FLAT  
66B - GROUND FLOOR FLAT

66C- FIRST FLOOR FLAT  
(The subject of this application)

The property lies within the Dartmouth Park Conservation Area (Sub Area 2 - Dartmouth West).

The property sits within a row of terraced houses that step down the slope towards the South East end of Twisden Road. The front of these properties are built with stock brick and rusticated red brick quoins with black slate roof tiles and plain grey ridge tiles. The rear elevation of these properties are characterised by imposing chimneys on both the rear slope and on the flat roof of the rear additions. These aspects create a strong rhythm and defining reference to the terrace. The roofscape is visible from the top of Spencer Rise, Chetwynd Road and York Rise Estate.

The terrace has a number of roof alterations to the rear of the properties consisting of roof lights, dormer windows and terraces of different size and design creating a varied physical context at the rear of the property.

Overall the varied roof additions, parapets and chimney stacks interrupt the roof line to the rear of the Twisden Road Terrace (see Fig 3).

The roofscape remains substantially unaltered on the Twisden Road side of the terrace (see Figs 1 & 2).



Fig 1. No.66 Twisden Road Front Elevation



Fig 2. Twisden Road Street View. No. 66 is centre of view



Fig 3. The Existing Rear Elevation of no.s 64 - 72.

# 2.0

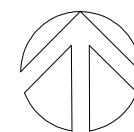
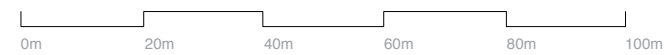
## Existing Site Conditions

### 2.2 Location Plan

1:1250

The site boundary is picked out in red.

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[Feb 2015] Ordnance Survey 0100031673





## The Proposal

### 3.1 Description

The proposal consists of

- a** The erection of one dormer window to the rear roof slope of No.66c Twisden Road. Allowing the loft to be converted into bedroom accommodation/habitable space.
- b** The installation of one conservation roof light to the rear slope adjacent to proposed dormer window.
- c** The installation of three conservation roof lights to the front roof slope.

### 3.2 Scale and Appearance

The dormer window to the rear of the property provides usable floor area for the proposed bedroom accommodation within the current loft space. Access to the loft would be provided via a new staircase from the first floor landing (Please refer to proposal drawings 03\_TR\_PROP\_01 & 02). The proposal aims to provide this amenity whilst also respecting and enhancing the scale and appearance of the property and it's immediate context. Please refer to Fig 5.

The proposed dormer window sits below the ridgeline, above the eaves, inside the parapet and within the visual line of the flat-roofed portion of the rear extension. In this way the proposed design is subservient to the existing pitched roof arrangement, the existing chimney stack and the existing flat roofed portion of the rear elevations of the Twisden Road terrace. The proposal has been designed in accordance with Paragraph 5.11 of Camden Planning Guidance 1. Please refer to Fig 5.

In contrast to surrounding dormer roof structures the proposal will incorporate a fall in the lead roof that will eliminate the need to install further guttering and downpipes to the proposed dormer frontage. Please refer to Figs 5, 6 & 7.

### 3.3 Context and Design

The proposed new dormer window has been designed with careful consideration of materials, scale, construction and the historic context of the building. The following points are key design criteria:

- a** The proposed dormer is in keeping with and respectful of its setting and relates sympathetically to the character and history of the existing house and it's immediate context.
- b** The proposed design and materials preserve and enhance the character and appearance of the Conservation Area.
- c** The scale of the proposed dormer window is subservient to the massing and arrangement of the rear roofscape of the building and the immediate context.
- d** Design, scale and materials provide a positive precedent for future development in the Dartmouth Park Conservation Area, enhancing the built environment.

### 3.4 Use

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

### 3.5 Floor Area

The proposed conversion will not provide additional floor area, it will allow for more comfortable use of existing floor area.

## The Proposal

### 3.6 Layout

Alterations to the existing layout of the flat will be made to accommodate a new converted loft space into bedroom accommodation. A new space saving staircase will be situated on the existing first floor level giving access to the loft space, whilst allowing the extra headroom provided beneath the dormer to be used as 'liveable' floor area.

The current location of the kitchen will be moved to accommodate a second bedroom. The living area will be opened up to create a open plan kitchen/living space. The proposal meets all current building regulations.

### 3.7 Amenity

There would be no significant effect on the amenity of the neighboring properties.

The immediate neighboring properties have been overlooked by the first floor bedrooms since the properties were built; the additional window in the dormer, set back as is proposed, in accordance with Para 5.11 CPG1, will not significantly change this situation.

### 3.8 Landscaping

Not applicable.

### 3.9 Access

The existing access to the property remains unaltered.

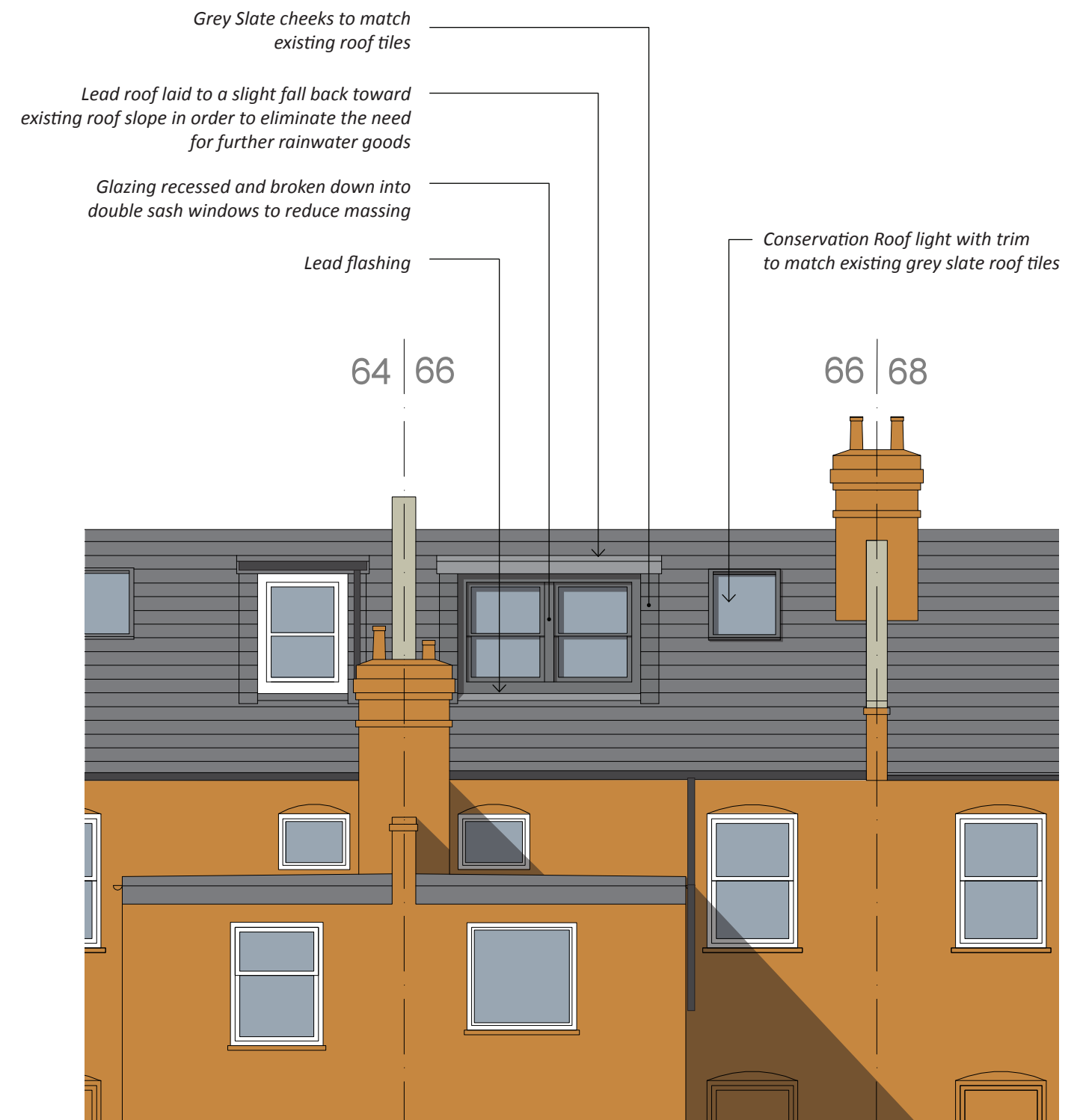


Fig 5. The Proposed Rear Elevation. Massing, materials and design.

The following guidance and legislation have helped guide us in developing the dormer roof design, use of materials and massing.

4.1 Local Development Framework (Core Strategies)

- CS5: Managing the impact of growth and development.
- CS14: Promoting high quality places and conserving heritage in conservation areas.

4.2 Development Policies

- DP24: Securing high quality design.
- DP25: Conserving Camden’s heritage / conservation areas.
- DP26: Managing the impact of development on occupiers and neighbours.

4.3 CPG (2014) 1: Design

Para 5.11: Roof alterations and extensions - general principals. Roof dormers.

4.4 Dartmouth Park Conservation Area Appraisal and Management Strategy

The following is a resume of the Planning Policy Status of the property:

Conservation Area:	Dartmouth Park
Article 4 Notice:	No
Special Policy Area:	No
Special Character Area:	No
Listed Building:	No
Tree Preservation Orders:	No

4.5 66c Twisden Road Planning History

2014/2815/P	Approved
2013/1028/P	Refused
PE0000945	Approved



Fig 6. Precedent. 70 Twisden Road.



Fig 7. Precedent. 64 Twisden Road.



4.5 Pre-Application Consultation

The current proposal has not been discussed with the Camden Council Planning Officer.

4.6 Community Infrastructure Levy

Not Applicable

4.7 Heritage Statement

The property is within the Dartmouth Park Conservation Area.  
The property is not listed and is not within the curtilage of a Listed Building.

4.8 Precedents

Nearby Twisden Road precedents.

a 70 Twisden Road

Erection of dormer window to rear of dwelling and the installation of two rear roof lights and one roof light to the front slope.

b 64 Twisden Road

Erection of dormer window to rear of dwelling and the installation of one rear roof light and three roof lights to the front slope.

c 68 Twisden Road

Planning permission received in September 2014 for the installation of dormer window and two roof lights to the roof slope on the rear elevation and two roof lights on the front elevation.

4.9 Physical Context

Nearby roof structures that form the physical context of this part of the rear elevation of the Twisden Road terrace.

a 72 Twisden Road

Erection of roof extension

e 60 Twisden Road

Erection of roof extension and roof terrace.

f 54 Twisden Road

Erection of a roof extension to provide a habitable room.



Fig 8. Physical Context. Twisden Road Rear Elevation.

# 5.0

## Conclusion

- a** We are proposing to alter the rear roof slope of 66c Twisden Road to incorporate a roof dormer that is wider than the existing, recently constructed dormer structure at no. 64. But similar in all other respects.
- b** Previous applications have used the dormer structure to provide head room for access staircases into the proposed converted loft space. This application utilises a space saving staircase in order that the headroom provided beneath the dormer can be used by the applicants for 'living' space, improving the amenity of the property.
- c** We have understood and worked in-line with the principles of the criteria used to control development in the Borough and Conservation Area whilst designing this dormer roof. The structure has been sized and positioned to be subservient to other elements within the rear elevation and their arrangement, whilst improving the amenity of the property.
- d** We draw your attention to comments raised by the planning inspector *W.D. Munday* in response to the Council's delegated report on a similar application for no. 70 Twisden Road (2012/0852/P) that was refused under delegated powers, went to appeal and was subsequently granted.

Key parts of the inspectors comments are as follows:

- i** The roofscape cannot be considered 'largely unimpaired'.
- ii** Roof additions in the vicinity, even if they were constructed prior to the current policies being adopted, form a part of the actual physical context in which proposals should be considered.

We urge you to grant this application for planning permission as it will significantly improve the amenity of no. 66 Twisden Road, without affecting the amenity of the neighbouring properties or impact upon the character and appearance of the terrace.

Sympathetic design and high quality materials will enhance the roofscape and surrounding Dartmouth Park Conservation Area.