

EMMA GLOAG ARCHITECT

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5 SANDWELL CRESCENT, LONDON NW6 1PB
Design and Access Statement



Fig 1 – View of front elevation

Replacement of a dormer window at the rear elevation with a new dormer window at the rear elevation.

1.0 Introduction and Overview

This statement has been produced as part of a householder planning application for the replacement of an existing dormer window with a new dormer window at the rear of the property.

The statement is to be read in conjunction with the following drawings:

•	Location Plan	1:1250
• 100	Site Plan	1:100
• 104	Existing Second Floor Plan	1:50
• 105	Existing Roof Plan	1:50
• 111	Existing Rear Elevation	1:50
• 204	Proposed Second Floor Plan	1:50
• 205	Proposed Roof Plan	1:50
• 211	Proposed Rear Elevation	1:50

2.0 Description of Existing Property

The property is a terraced four storey house, unlisted Victorian house.

3.0 Site Location

5 Sandwell Crescent is located in West Hampstead, Camden. It is just inside the West End Green Conservation Area.

Many of the existing terraced houses along Sandwell Crescent have existing dormer windows at the rear of the properties. The dormer windows at the rear of the properties are a mismatch and are of many different shapes and sizes.



Fig 2 – Photograph of the rear of the property

4.0 Existing Building

The building currently has a dormer window at the rear of the property. The dormer window provides light and views to an existing bedroom in the loft space (at 2nd floor level). The dormer window is in a bad state of repair, and looks tired and unappealing. It would benefit from being replaced.

5.0 Proposed Dormer Window

The new dormer window would provide more light to the existing 2nd floor bedroom. It would be in materials to match existing, with new slate tiles to match the existing roof and new painted timber window frames. In addition, it would be set minimum 635mm away from the party wall, minimum 500mm down from the roof ridge (measured along the slope of the roof), and 1850mm from the original eaves (measured along the slope of the roof).

6.0 Access

Access as existing.

7.0 Local Planning History

Attention is drawn to a recent intervention at No. 7 Sandwell Crescent, where a dormer window has been built the same size as the one being proposed in this application. Application number 2014/5152/P, approved on the 9/09/2014.