

# Clark Designs Limited

Building Surveyors & Designers

**Design and Access Statement for  
Proposed Loft Conversion incorporating  
Rear Dormer  
18 South Hill Park, London, NW3 2SB**

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## **1.0 Introduction**

This Design and Access Statement provides information additional to the submitted Application Form, drawings and associated documents. It gives an insight into the architectural design and also covers the planning history of this site.

## **2.0 The Site**

The property sites in a small terrace of four properties at the lower end of South Hill Park and falls within the South Hill Park Conservation Area. This single-family dwelling house consists of three stories and also features a semi-basement, resulting in the rear elevation appearing taller than the front elevation because of the sloped nature of the plot.

The character and appearance of the property is very similar to other buildings in the surrounding area, many of which, including the adjoining properties, have also been modified at roof level to accommodate dormer additions, similar to those proposed for No. 18.

## **3.0 Planning History**

A previous application (2003/1827/P) was dismissed at Appeal. In 2005 an application 2005/1459/P for the erection of a rear dormer window with inset roof terrace and installation of a single rear roof light and 2 front roof lights received full planning permission. This has since lapsed, necessitating the submission of the current application. A further application was submitted 2010/1928/P for a loft conversion including the addition of rear dormer with roof lights and addition of a single roof light to front elevation was refused on 18 June 2010.

The adjacent property at No. 16 features a large, ill-proportioned west-facing dormer which has resulted in the ridge level being raised. Also, because of its large mass and position it is clearly visible from South Hill Park. In addition, a large roof light has also been inserted in the South slope.

## **4.0 Proposal and Design**

This application now seeks to gain permission for a loft conversion incorporating rear dormer. As the previous application was refused, we have tried to mitigate the objections and the proposal now is to form one single lead-clad dormer with the majority of the rear elevation being glazed. The dormer will be set 500mm down from the ridge, 1170mm distance up from the eaves and will be set in from the boundaries by one metre one side and 1300mm the other side. We have also tried to centralise the dormer as much as we are able.

## **5.0 Access**

Access is via a new staircase over the top of the existing staircase and into the loft. There will be a Conservation roof light to the front elevation and a small Conservation roof light to the rear to provide light to the staircase.

## **6.0 Summary**

This proposal has been put together taking into account previous applications and the fact the property is situated in a Conservation Area. We have tried to adhere to the Planning Guidelines as much as possible, keeping the dormer relatively small and plain with as much glazing as possible to soften the appearance.