

1502_Design and Access Statement

Flat 4, 1 Lancaster Drive
NW3 4EY

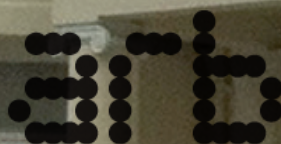
Application for Full Planning
& Demolition in a Conservation Area

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Site

Flat 4, 1 Lancaster Drive
NW3 4EY

Location and Description of Property and Site

The property is located within the Belsize Conservation Area, Sub-area 1 (Belsize Park) and is noted as an unlisted building which makes a positive contribution to the special character and appearance of the area. The property is end-of-terrace situated on the north-west corner of Lancaster Drive at the junction with Belsize Square. The terrace is Victorian with painted stucco external walls, timber sash windows and tiled, fully-hipped roof. The building is comprised of four flats with the site (Flat 4) being the top floor maisonette arranged over two levels with the upper level within the roof space.

Proposal

Enlargement of existing front dormer window overlooking Lancaster Drive requiring the removal of the original dormer and the formation of an opening in the existing roof under the footprint of the proposed dormer.

Pre-Application Advice

Officer: John Nicholls
Reference: 01899
Date: 21/04/2015

The duty officer advised during a telephone conversation that a roof alteration designed in accordance with Camden Planning Guidance of roof alterations (CPG1) with consideration to the Belsize Conservation Area Statement would likely be acceptable.

Use, Layout and Access

Existing

The site is comprised of the top floor of one existing maisonette (use class: C3) that is a historic roof conversion. Specifically the works area affect the bedroom facing Lancaster Drive that is currently a single bedroom of 10sqm habitable space. The flat is demised to the applicant (freeholder of Flat 4) whilst the roof structure is demised to the freeholders of the four flats in the building of which the applicant is one. Access to the top floor of Flat 4 is via an internal staircase.

Proposed

The applicant has lived in the property for a number of years and is seeking to increase the habitable space in the bedroom facing Lancaster Drive by way of enlarging the existing dormer window in this room. The proposed works will create a 13sqm double bedroom thus accommodating an additional person within the flat. Otherwise, access, layout and use of the property will remain as existing.

The applicant along with the other freeholders of the property are planning to carry out maintenance and minor repairs to the main roof and the proposed works to the front dormer will be carried out in conjunction with this work.

Drawings Issued with Application

1502 Location Plan_1:1250
1502_EX001 Existing 3F Plan
1502_EX201 Existing Sections A-B
1502_EX501 Existing Front-Side Elevations
1502_L001 Proposed 3F Plan
1502_L201 Proposed Sections A-B
1502_L501 Proposed Front-Side Elevations

Context Photographs



Front view from junction with Belsize Square



Rear view from Belsize Square



View out of front dormer over Lancaster Drive



Internal view of bedroom

Design of Appearance & Materials and Planning Policy Considerations

Pre-application Advice

Pre-application advice sought from the Planning Duty Officer (telephone 21.04.15, ref, 01899) on additions and alterations to existing buildings was that an application would be determined using Camden Planning Guidance on Design (CPG 1, July 2015) and the Belsize Conservation Area Statement.

Considerations relating to CPG-1

This application relates to a roof alteration for an enlarged dormer window. The design aims to ensure that the alterations are sympathetic and do not harm the character and appearance of the building and wider townscape. Given the location of this property in a Conservation Area, consideration has also been given to the specific area-based advice in the Belsize Conservation Area Statement. Whilst the property is not Listed, it is identified as making a positive contribution to the area and this has also been taken into consideration.

The proposed alterations in this application are accommodated within the existing roof form. The materials to be used in the proposed works will match the existing roof and dormer. It is not anticipated that new roof tiles will be needed but should replacement tiles be required, these will match the existing in size, colour and profile. The replacement dormer window will match the original dormer in appearance: lead walls and roof; timber casement windows painted white.

The massing of the dormer has followed the guidance in CPG1 (Figure 4) ensuring that a minimum gap of 500mm is maintained to the ridge, hip, eaves and party wall. The roofscape of this and adjacent blocks include numerous dormers on front, side and rear elevations, including the existing dormer to the street that is proposed to be enlarged, so the dormer is not being inserted into an unbroken roofscape.

The dormer walls and roof will be constructed using high-performing insulation to meet the requirements of Part L1B (Conservation of Fuel and Power in Existing Dwellings) whilst creating attractive, slender roof fascia and side cheeks lined in lead. The dormer roof will drain directly onto the main roof and not have an eaves gutter. The window scale and pane size has been designed to be subordinate to the main elevation and appear as a separate small structure.

The proposed materials will be traditional, using lead and timber in order to complement the main building and wider townscape.

The enlarged dormer will retain the current internal ceiling height of the original dormer.

Considerations relating to Belsize Conservation Area Statement

The proposed design of the roof alteration aims to be sympathetic to the form and character of the existing building.

There are numerous existing dormers within the surrounding roofscape of varying types and sizes so this proposal will not upset the balance or composition of the group.

