

Date: 14<sup>th</sup> MARCH 2016  
Doc. Ref: A032-PA2-DOC001

Project Ref: A032

Project Address: Second and Third Floor Flat, 17 Cannon Place, London, NW3 1EH

## **DESIGN & ACCESS STATEMENT**

### EXISTING PROPERTY

17 Cannon Place is located within the London Borough of Camden and specifically the Hampstead Conservation Area. The property is a private two level apartment within a semi-detached mansion style terraced houses that comprise of 5 storeys – refer images 1 & 2.

### PROPOSAL

The proposal is for a side dormer to the roof of the property. The proposal in general replicates similar dormers implemented in neighboring properties and will provide the owners the ability to integrate an ensuite bathroom to the existing master bedroom. This will greatly improve their comfort and ease of use of their property.

Generally the proposal is conceived as a single side dormer. The size of the proposal respects the similar adjacent dormers along the street. Side dormers are not uncommon through properties No.7-25 Cannon Place; existing use of side dormers to a number of properties (no.7, 9 and 15) support the current proposal for No.17 Cannon Place in that it is in keeping with the character of the area and will retain an existing consistent yet varied roof-scape – refer images 3 & 4 showing the side dormers mentioned in the context of the street.

### DESIGN

The side dormer will be sub-ordinate than the main roof and in suitable materials, details will combine to minimise the overall impact a dormer and comply with the Camden Planning Guidance policies. The highest point of the dormer will match the neighboring side dormer to No.15 and will not be less than 500mm from the ridge line or less than 500mm from the line of the eaves – refer image 5. The side dormer is to be finished in code 5 lead cladding with glazing units to be painted timber double glazed windows that will maintain the existing style of the property – refer image 6.

### ACCESS

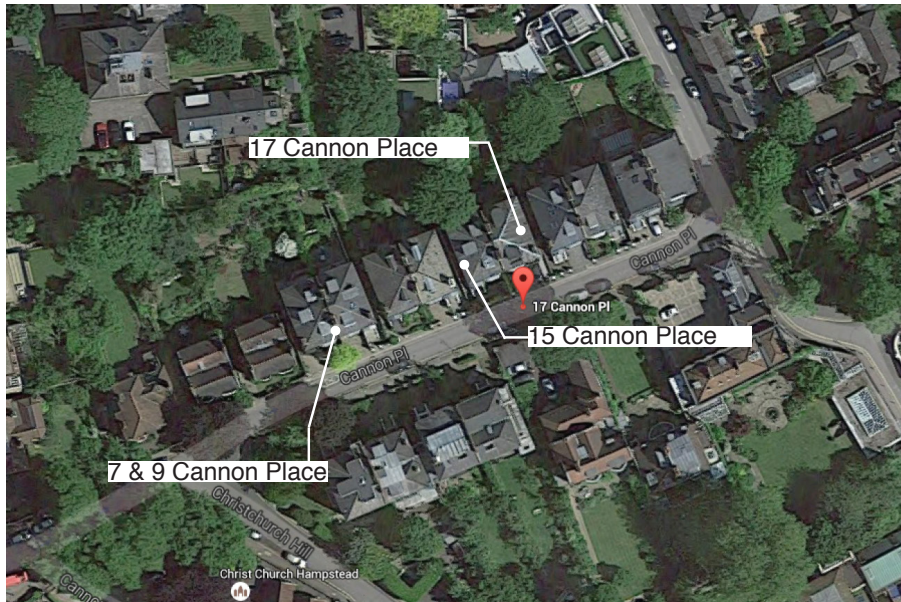
Access to the property is unchanged.



*Image 1: Existing view of front elevation showing roof balcony*



*Image 2: Existing view of front and side elevation*



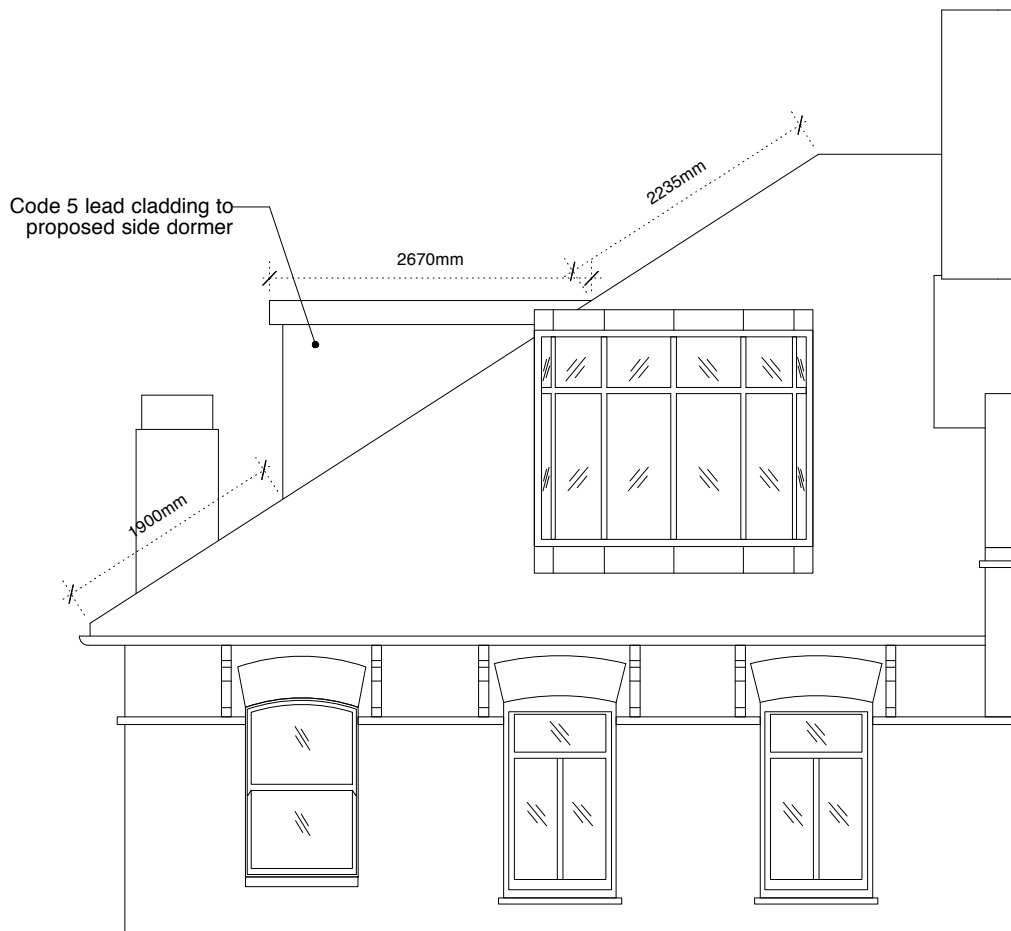
Aerial photograph showing side dormers to No.7, 9 and 15 Cannon Place  
 Copyright - Google Images

*Image 3*

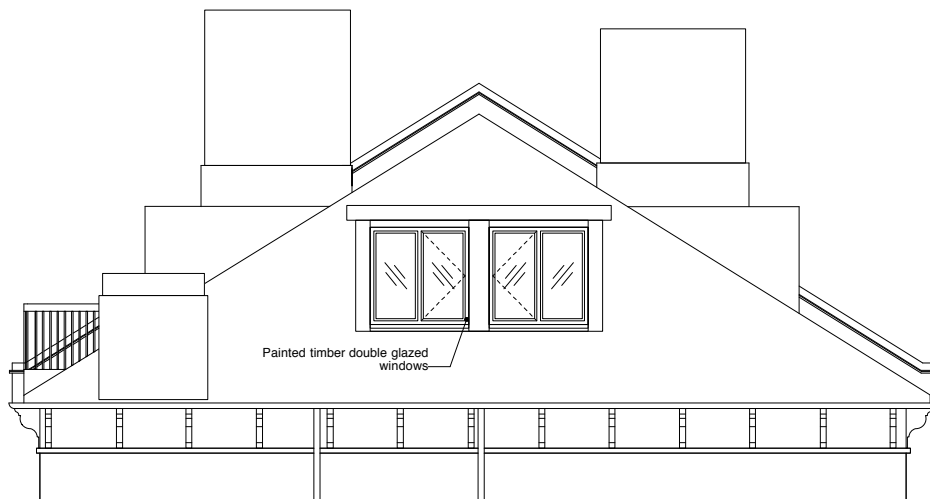


Aerial photograph showing side dormers to No.7, 9 and 15 Cannon Place  
 Copyright - Bing Images

*Image 4*



*Image 5 – Extract from proposed drawings showing rear elevation of no.15 & no.17 showing both side dormers and approx. dimensions from ridgeline and eaves line (not to scale)*



*Image 6 – Extract from proposed drawings showing side elevation of no.17 showing side dormer (not to scale)*