

Design Statement

in respect of

**26 Fairfax Place
London
NW6 4EH**

on behalf of

Fiona Bernard and Susan Besser

June 2016

4orm

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1.0 Introduction

- 1.1 This Design Statement has been prepared in support of a planning application to construct a rear dormer attic extension to 26 Fairfax Place.

2.0 Context

- 2.1 Fairfax Place is a short road approximately 200 metres long running from Fairhazel Gardens at the south to a cul de sac at the northern end. It is within an extensive area of post WW2 development. It is predominantly built of heather coloured brickwork with a concrete tiled duo pitch roof.



view along Fairfax Place looking south, No. 26 is closest on the left

- 2.2 No. 26 Fairfax Place is at the north-east extremity of the cul de sac. To the rear runs a private service road providing vehicular parking and deliveries to the rear of commercial premises that front along Fairfax Road (see location plan at appendix 1).



private service road to rear of 16-26 Fairfax Place looking south

- 2.2 The properties are within The Eyre Estate.
- 2.3 The property is not within a conservation area.
- 2.4 Many of the properties along Fairfax Place have rear roof level extensions including large dormers to the rear roof slopes and an inset roof terrace (see plan and aerial photograph at appendix 2).
- 2.5 There are eleven properties along the east side of Fairfax Place (Even Nos. 2-10 and 16-26). Seven of them have full width rear roof dormer extensions (Nos. 2, 4, 6, 16, 18, 20 & 22)



looking north along rear of 2-10 Fairfax Place facing onto private service road



looking north along rear of 16-26 Fairfax Place facing onto private service road

3.0 Existing

- 3.1 The existing dwelling is currently arranged over the ground and first floors with an accessible attic (currently used for storage) within the pitched roof slopes.
- 3.2 The dwelling comprises a kitchen, living /dining room, bedroom, an ensuite bathroom and a W/C.

4.0 Proposal

- 4.1 The proposal is to construct a dormer across the rear elevation of similar form to the existing ones on the terrace. The sides will be set back from the property boundaries by half a metre, the top set 100mm down from the main roof ridge and the bottom set 200mm from the eaves. This will provide a usable internal ceiling height of 2.1 metres.
- 4.2 The new attic storey will accommodate a bedroom and bathroom.
- 4.3 The front roof slope to Fairfax Place will be unaltered.
- 4.4 A drawing showing comparative existing and proposed sections is included at appendix 3.

5.0 Conclusion

- 5.1 Seven out of the eleven dwellings along the east side of Fairfax Place already have large dormers similar to the current proposal.
- 5.2 The proposed dormer alteration is not visible from the public realm and only obliquely visible from a private service road. Nor is the proposal visible in any distant views, since the neighbouring parallel building is five stories high and towers over the buildings along Fairfax Place.
- 5.3 We note the guidance given within chapter 5 of Camden Planning Guidance concerning Roofs and dormers. The *Key Messages* at the commencement of the section states:

When proposing roof alterations and extensions, the main considerations should be:

- *The scale and visual prominence;*
- *The effect on the established townscape and architectural style;*
- *The effect on neighbouring properties*

- 5.4 As shown in the description and illustrative material accompanying we have demonstrated that:
 - The proposal is of a comparable scale to its surrounding properties.
 - Matching the existing dormer roof extensions of the majority terrace of which it is a part follows the established townscape.
 - Overlooking a private service yard at the rear of commercial properties has no material impact on neighbouring properties.
- 5.5 We considered that the proposed development is in accordance with relevant planning policy guidance and we therefore respectfully request that the Council grants planning permission for the proposed development.


Appendices

Appendix 1	Location plan
Appendix 2	Roof plan and aerial photograph
Appendix 3	Comparative existing and proposed sections

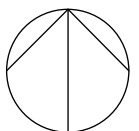
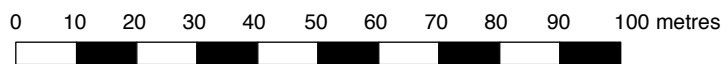
Appendix 1

Location plan



KEY
 applicant site

Location Plan



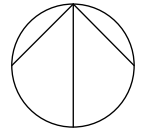
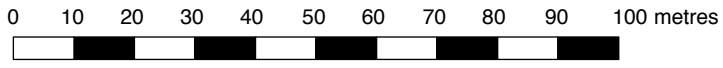
Appendix 2

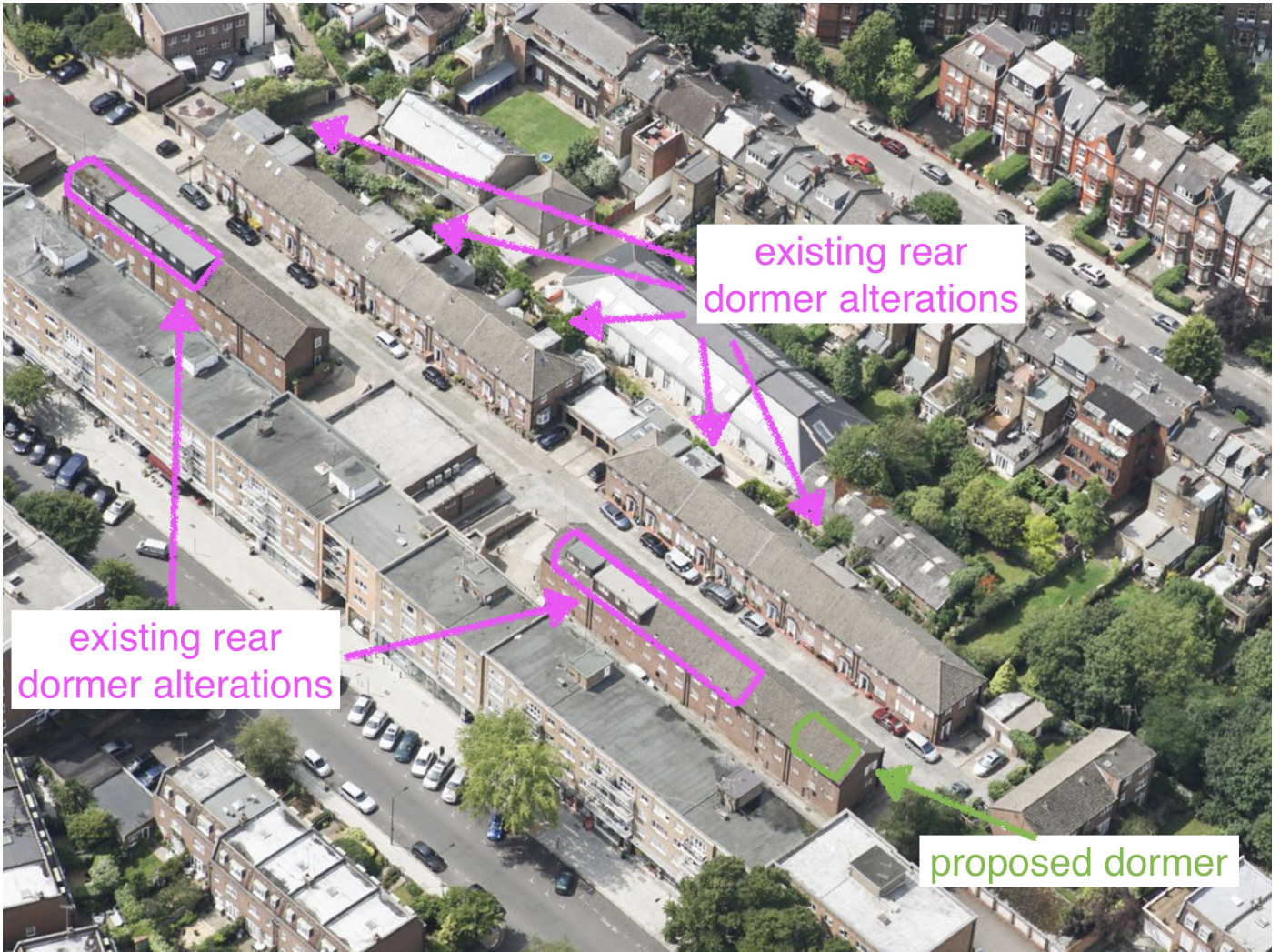
Roof plan and aerial photograph



- KEY**
- existing roof extension (currently known)
 - proposed roof extension
 - applicant site
 - private service road to rear of commercial properties

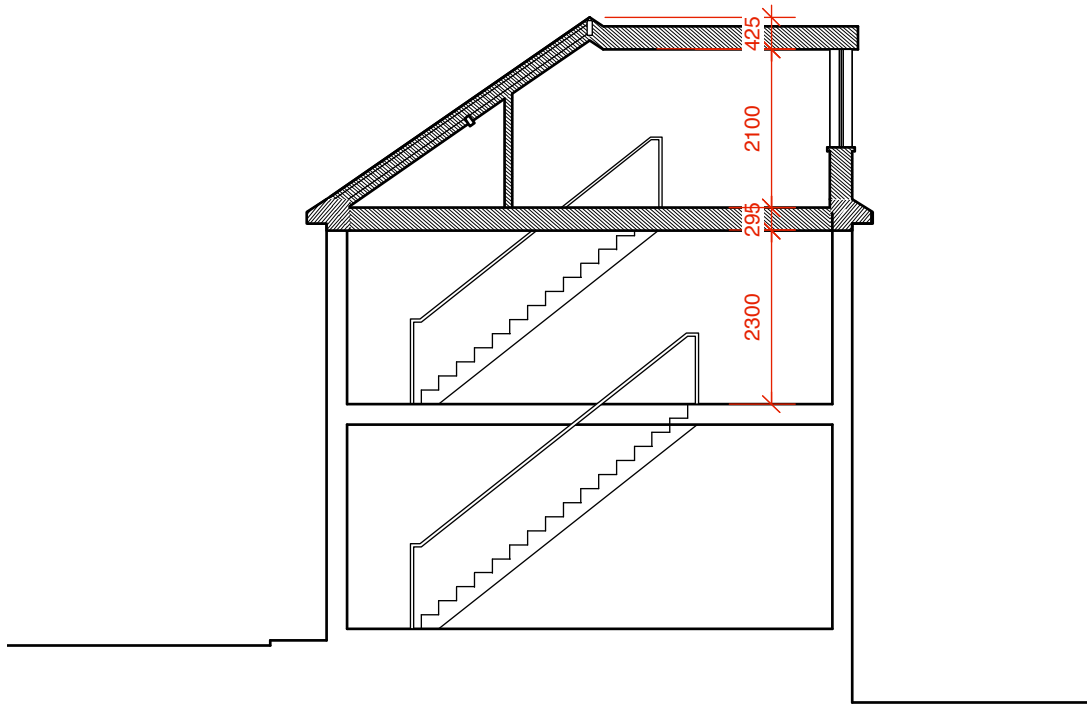
Roof Plan



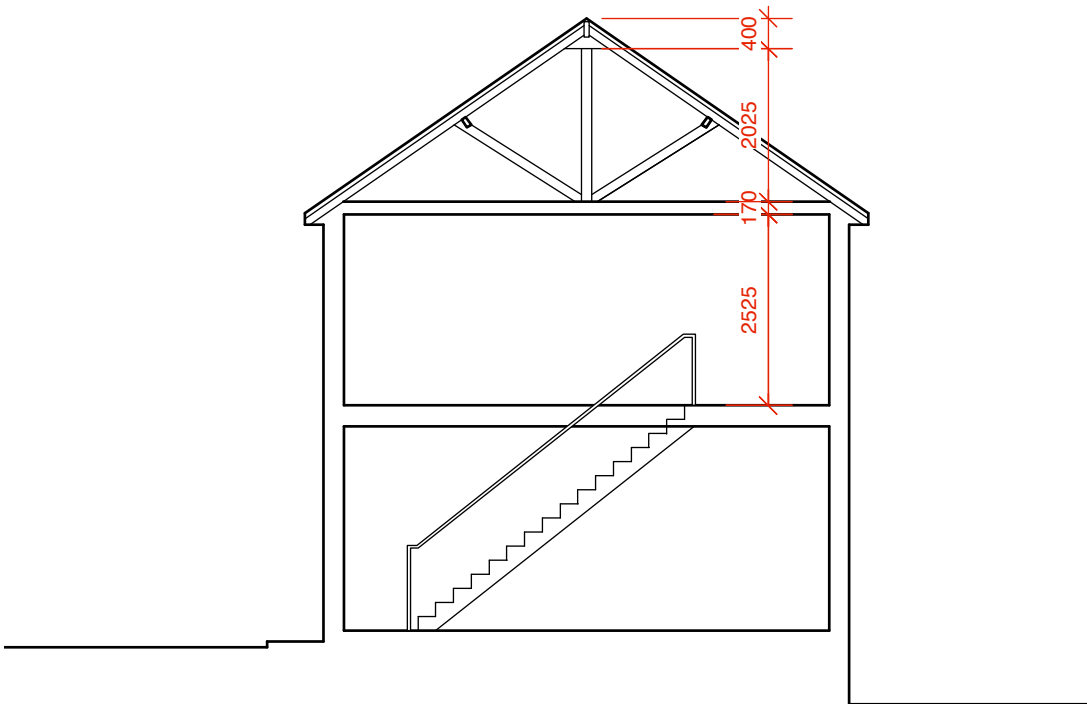


Appendix 3

Comparative existing and proposed sections



proposed section



existing section

