

6 MILL LANE-LONDON NW6-1NS

**PLANNING APPLICATION FOR
ENLARGING EXISTING REAR DORMER**

DESIGN & ACCESS STATEMENT

05/08/2016

Proprietor: N.E

The application site is located on the south side of Mill Lane. It comprises a 4-storey mid-terrace Victorian dwelling house. This terrace is 2-storey, plus lower ground floor and attic storey with dormers. The terrace is brick built. Originally properly has benefit of two small dormer window at front and rear.



As seen from the satellite view, there are various size rear dormers along the street.

The proposed dormer would measure 5m wide and it would be located within the roof slope in rear.

There are various size dormers on the same line of terrace properties and even larger dormers on road behind Fordwych Road.

The design is fully compliant with Camden Planning Guidance,
As describe below:

Roof dormers

5.11 Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form.

(The property already have dormer at the centre of the roof and any new designed dormer is not harm the overall structure of existing roof)

Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:

a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow-pitched roofs. The pitch of existing roof is sufficient.

b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be

sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

The roof ridge will not be cut through, 500mm gap is maintained

c) Dormers should not be introduced where they interrupt an unbroken roofscape.

Dormer is not introduced where they interrupt an unbroken roofscape.

d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface.

They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides ("cheeks") are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

Designed dormer is separate projection is not wide to cover whole roof, windows are aligned and provide better external look than existing dormer in a good harmony with the whole building .

The existing dormer with an gable end projection towards rear provide bulky, dominant and out of character of the roof type of terraced properties .

We are in believed that there would be a no detrimental impact on the amenity of adjoining occupiers there are various size dormers in the street, as shown picture below.

Finally the roof is leaking and while re- roofing is necessary owner wishes to provide more internal headroom .

