

# Design and Access Statement

**1 Agincourt Road, NW3 2PB**

*Dormer window on the rear roof elevation*

September 2016

Prepared by



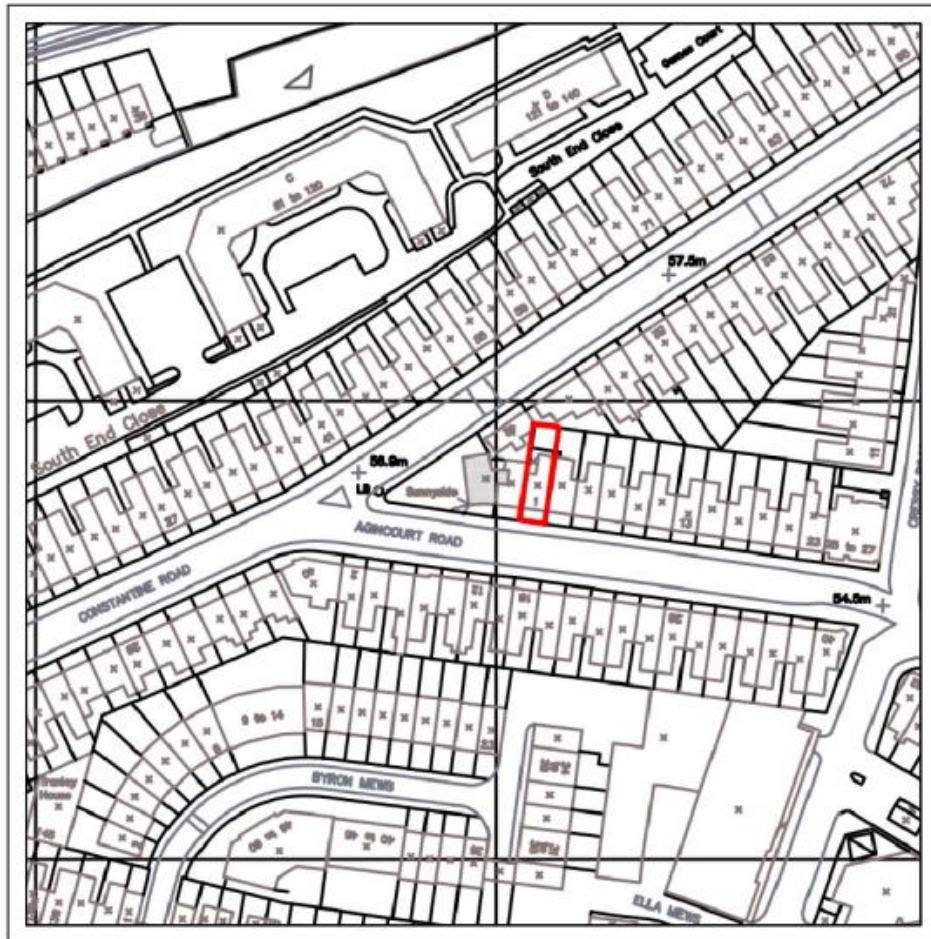
For: Camden Council

On behalf of: David Gasperow

## 1 Agincourt Road – Design and Access Statement

4D Planning has been commissioned to prepare a Design and Access Statement in respect of proposals to install a dormer window on the rear roof elevation of 1 Agincourt Road, London NW3 2PB. The property is located in a predominantly residential area within the London Borough of Camden (LBC). The site location is shown in Figure 1-1.

Figure 1-1 Site Location Plan



Agincourt Road is an established street characterised by three storey Victorian town houses. The property is within a short walking distance of the Royal Free Hospital to the west and Hampstead Heath to the north.

Agincourt Road consists of two house types. The northern side of the street is comprised of properties with two principal storeys, with established dormers on the top floor, constructed from brickwork and flush with the front elevation. The southern side of Agincourt Road comprises traditional Victorian three storey townhouses. The pattern each terraces is shown across all properties and as such the properties appear from the street essentially unchanged since their construction in the 19<sup>th</sup> century notwithstanding any window replacements which have been carried out in a sensitive fashion. Refer to aerial view on the last page (below).

Number 1 itself has period features including a mosaic pathway and stained glass panes in the upper portions of the windows on the ground floor. The property is subdivided into two flats. This application concerns the address at the two upper floors only.

The proposed development concerns a change to the rear of the property where there is an original build out of two storeys across the majority of the property width (i.e. outrigger). This part of the building has a pitched roof which covers a small storage room with a sloped ceiling.

The storage room is accessed via its own dedicated internal stairway. The ceiling is fitted with two 'Velux' style windows to provide natural light which would not otherwise be available. It is highlighted that this room is not a habitable room and will remain a roof storage room, ancillary to the enjoyment of the property, under the development scenario.

The proposal is to replace the two Velux windows with a pitched roof dormer of a shallower gradient to the existing roof, tying in to the existing roof height at the party wall with the adjoining property. This ensures that the adjoining property would not be able to view the alteration which would be beneath the dividing parapet. The replacement portion of roof height will result in a minimum floor to ceiling height of 1.2m and would be fitted with replacement skylights, but no additional windows would be provided. The like for like replacement of windows would result in no change in the view from the property as well as views of the property from street level.

The change would not provide any additional floorspace and would not result in any change to the use of the space, but would improve the accessibility and capacity of the storage space available for the two bedroom flat.

Existing soil pipe will be shifted to the side to allow for the new dormer. The pipe will be placed 900mm above the top of the dormer as existing. The existing air-bricks will also be relocated to a position further along.

### Policy

In terms of adopted policy, LBC adopted CPG 1 (Camden Planning Guidance for Design) as part of the most recent Local Development Framework.

In respect of roof alterations, CPG1 states that:

"Proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which alter the overall roof form, such as the construction of mansard roofs.

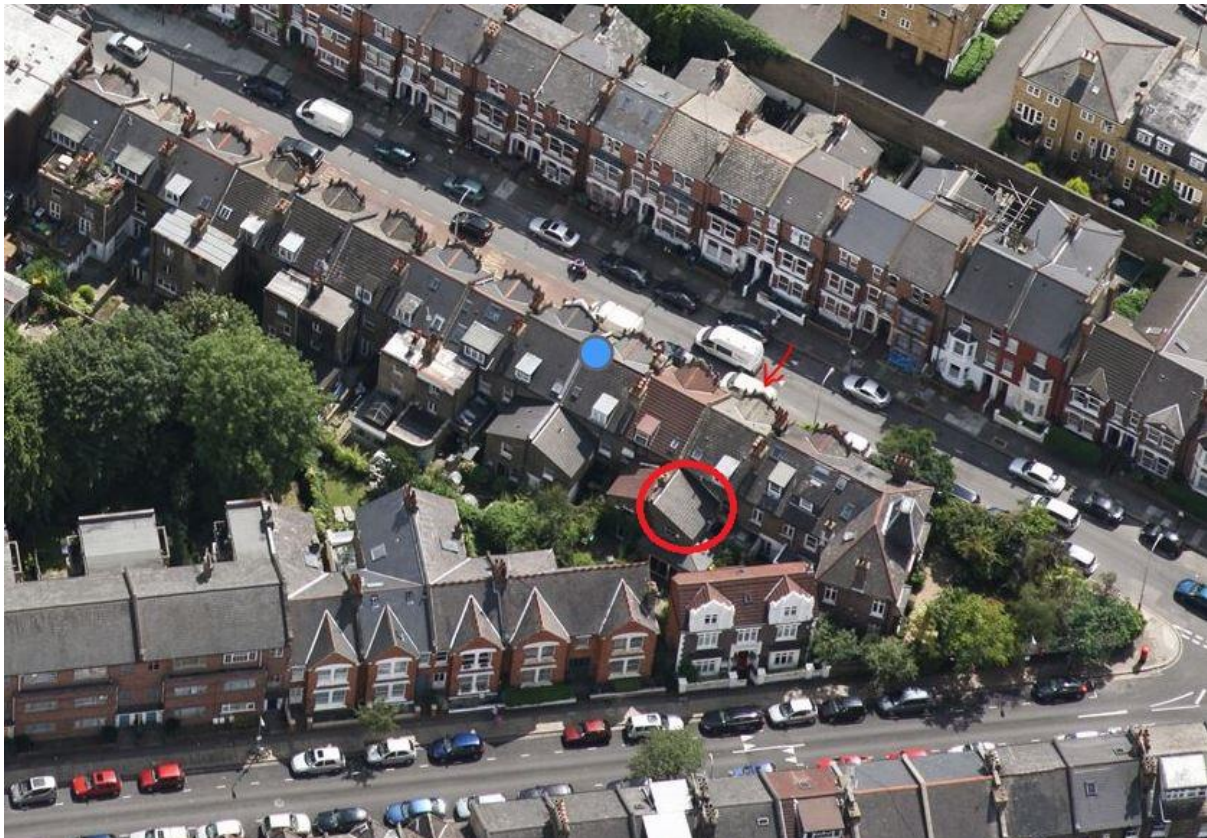
Additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;

- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.”

The guidance also recommends that sympathetic materials are used, as the use of slate and hanging tiles would be used for this development. The proposed scheme complies in particular with the second point, given that the overall visual integrity of the roof would be unaffected. The dormer will not be visible from the street, and will not require any visible additional infrastructure such as guttering or drainpipes.

It is concluded that the proposed development will improve the amenity of the flat, will not result in any visible impact on surrounding properties or streetscape and complies with LBC policy.



Aerial view of the location of the proposed rear dormer (circled in red).