

## DESIGN STATEMENT

**139 Iverson Road, West Hampstead,  
NW6 2RA**



**Front view**



**Rear view**

The planning application relates to loft conversion to a terraced property in Camden council, NW6. Specifically the works comprise: **Erection of a rear roof dormer extension with addition of two velux roof lights to the front roof slope.**

- The proposal involves erection of dormer extension to extend living accommodation.
- In formulating our proposal we have been mindful of the immediate vicinity and environmental context.

### **INTRODUCTION:**

The existing building appears to be generally as old as the surrounding dwellings. The front and rear elevation is made of London stock bricks. Pitched roof and traditional windows are prominent features of the property. The property is considered a good quality dwelling house in a desirable residential area. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. It is the intension that the proposal will improve the appearance of the dwelling and will not in any way disturb the streetscape. To the rear of the property there is a garden.

## **PROPOSED DESIGN:**

The proposed rear roof dormer extension would provide bedroom, shower and storage at loft floor level.

The height of the intermediate ridge is relatively habitual and enables an adequate floor to ceiling height.

The proposed dormer extension has been set in well within the original roof slope of the house and it is considered that the proposed extension would remain small in scale and would remain subordinate to the original building. The proposed extension would not detract from the character and appearance of the immediate area.

The proposed roof lights on the front elevation will not cause significant visual impacts, and will not be overly visible or apparent from the street or from wider viewpoints. As roof lights are the usual features of the surrounding residential environment.

The amount of overlooking of the neighboring properties rear garden areas from the windows in the rear roof extension would be no greater than that from the existing first floor windows in the rear elevation of the house.

The proportion and scale of the proposed extension would be no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

## **Use:**

The dormer extension would provide bedroom, shower and eaves storage space.

- The bedroom will receive adequate light and have good outlook via front roof light and rear window.
- Adequate head height is achieved within the roof extension.
- The shower will receive a good amount of light from the roof light.
- The stairway will receive adequate light from the rear window.

The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are all in residential use and such use is therefore appropriate in this location.

## **Amount:**

Specific to this application, some of the adjacent houses have made use of the generous space available within their roofs and have converted their attics into habitable space.

The amount of development proposed is very similar to that which is displayed by the neighboring properties within the vicinity. That's why the design doesn't affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible and it will not detract from the established pattern of surroundings.

## Precedent Decision:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have been permitted for similar extensions.

<b>Address</b>	<b>Planning Reference</b>	<b>Proposed development</b>
<b>148 Iverson Road</b>	2011/2808/P	Erection of a dormer roof extension to rear roofslope and two rooflights to front roofslope to residential flat.
<b>84 Iverson Road</b>	2006/4028/P	Erection of a rear dormer window and installation of four rooflights to the front roofslope, in association with the use of the roof space as additional residential accommodation for the second floor flat.
<b>102 Iverson Road</b>	2005/5036/P	Conversion of the loft space, including the installation of one dormer window to the rear roofslope and three rooflights to the front roofslope, to provide additional living accommodation for the first and second floor maisonette.
<b>226 Iverson Road</b>	2004/2275/P	The construction of a dormer window, 5m wide with two windows, on the rear roof slope and the installation of 3x roof lights on the front roof slope, in connection with the conversion of the roofspace into habitable accommodation for the flat below.
<b>20 Solent Road</b>	2015/5104/P	Erection of two rear dormer extensions and installation of two new roof lights to the front elevation.
<b>36 Burrard Road</b>	2012/5857/P	Erection of rear dormer extension with Juliet balcony and the installation of three rooflights to front roofslope of flat.

## **Layout:**

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extensions, a large, lighter, and better configured space is created.

The house is terraced property where a wide variety of similar developments by way of roof extensions exist in the vicinity. Hence, we regard our proposals to be in keeping with the local character of this area.

No adverse impacts will be anticipated on the neighboring property's daylight and sunlight by the position and scale of roof extension, particularly in the context of existing building bulk.

Our design has fully considered the impact of development on the amenity of residents and the environment in general and it's taken this into account at all stages of the development process.

In formulating our proposal we have been mindful of the immediate vicinity and environmental context.

## **Appearance:**

All materials to be used in the construction of the roof extension have been carefully thought out in consideration of the surroundings.

The materials are as follows:

- The external appearance of the dormer would have Spanish slate tiles.
- Two uPVC framed sliding sash windows are proposed to the rear.
- A new staircase complying with the Building regulations will be provided to access loft bedroom.

The proposal has been developed with close reference to all local policy and it is considered to be in full accordance with the objectives of these policies. It is considered that the proposed rear roof extension and new roof lights to the front elevation will not lead to any adverse impacts on neighboring residents.