

Design Statement

in respect of

**26 Fairfax Place
London
NW6 4EH**

on behalf of

Fiona Bernard and Susan Besser

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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).
- 2.3 The properties are within The Eyre Estate.
- 2.4 The property is not within a conservation area.
- 2.5 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). Some have been granted planning permission, some have been built under permitted development, they generally all follow a consistent form and alignment.



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

- 2.6 Along the West side of Fairfax Place eleven of the nineteen houses have roof dormers. Many of these were granted Certificates of Lawfulness. However it is notable that House No. 1 was granted planning permission reference 2010/1466/P dated 2010, the full width dormer is kept 0.5 metres from the sides and 0.1 metres below the ridge.
- 2.7 There are eleven properties along the east side of Fairfax Place (Even Nos. 2-10 and 16-26). Seven of them have rear roof dormer extensions (Nos. 2, 4, 6, 16, 18, 20 & 22).
- 2.8 Houses Nos. 2, 4 & 6 built roof dormer extensions. No. 4 was granted a Certificate of Lawfulness reference 2008/0982/P dated 2008. There is no record on the Camden Planning website of applications in respect to Nos 2 & 6.
- 2.9 Flat No.16 was granted planning permission for a roof dormer extension reference PWX0103526 dated 2001.
- 2.10 Flat No. 18 was granted a Certificate of Lawfulness reference 2005/5520/P dated 2005. Since flats do not have permitted development rights this seems to have been incorrectly issued.
- 2.11 There is no record on the Camden Planning website of applications in respect to the full width roof dormer extensions to Flats Nos 20, 22
- 2.12 The construction of the roof dormer extension, with different conditions and at various different times within approximately the past 20 years, has resulted in variations of materials used and distance of set back from the eaves.
- 2.13 With the exception of No.16 all of the other roof dormer extensions are full width and built to the top of the roofs ridge, with No.16 built approximately 100mm below the ridge line.
- 2.14 Camden Planning Guidance CPG1 Chapter 5: Roofs, Terraces and Balconies states:

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. 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.*
 - 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.*
 - c) *Dormers should not be introduced where they interrupt an unbroken roofscape.*
 - f) *Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.*



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 0.5 metres, the top set 0.1 metres down from the main roof ridge and the bottom set 0.2 metres 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 towering 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 The proposed dormer provides a 0.5 metres distance from the property boundaries. Though the height is 0.1 metres below the ridge, and the Camden Planning Guidance states that it should “**Usually a 500mm gap is required between the dormer and the ridge**”. In this case the proposal matches the several existing dormers in similar neighbouring terraces and increasing the gap would make the new attic space impractical and be out of character with the remainder of the terrace.
- 5.5 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.
- 5.6 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

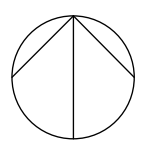
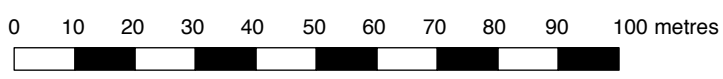
Location plan



KEY

 applicant site

Location Plan



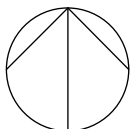
Appendix 2 Roof plan and aerial photograph

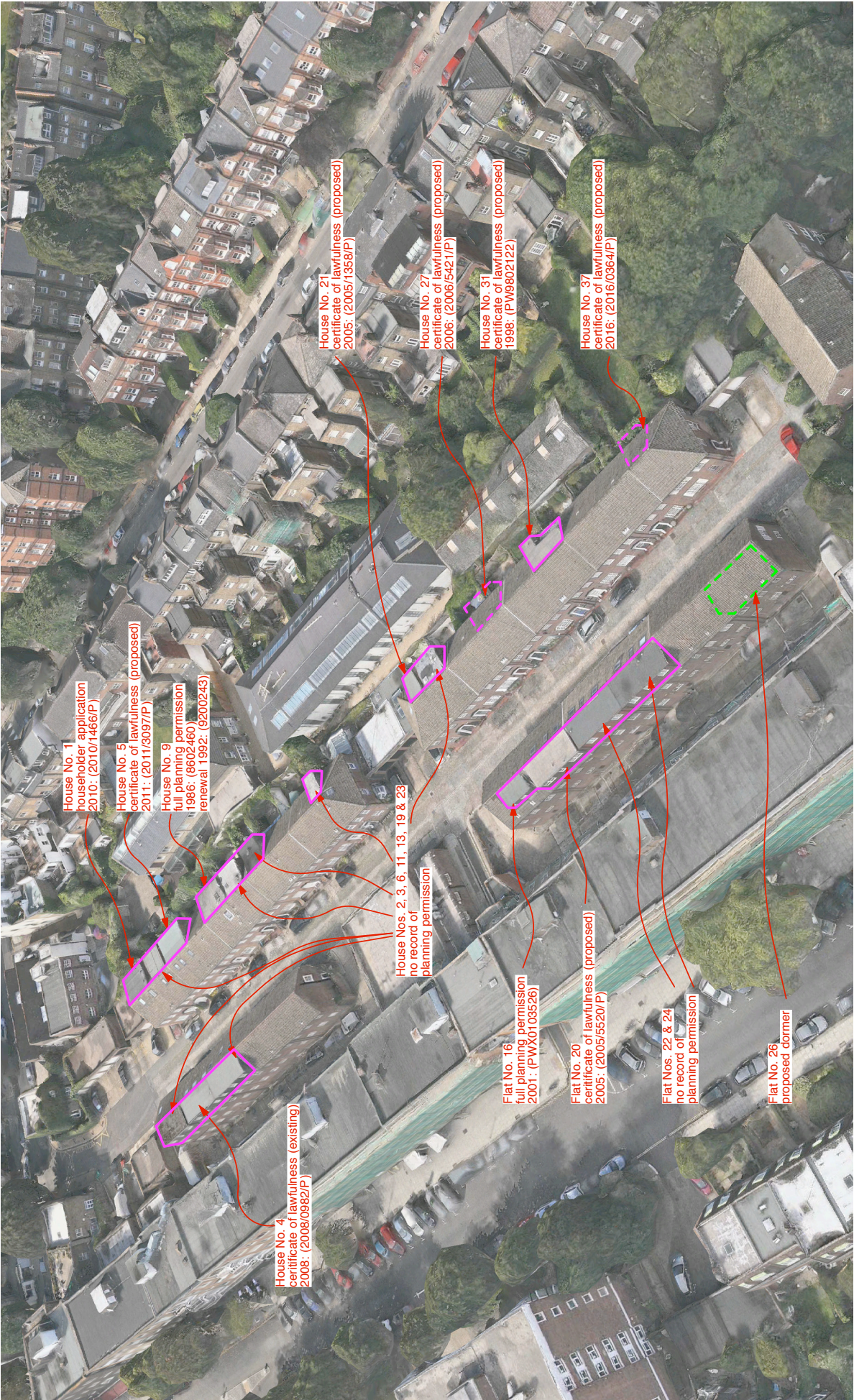


Roof Plan

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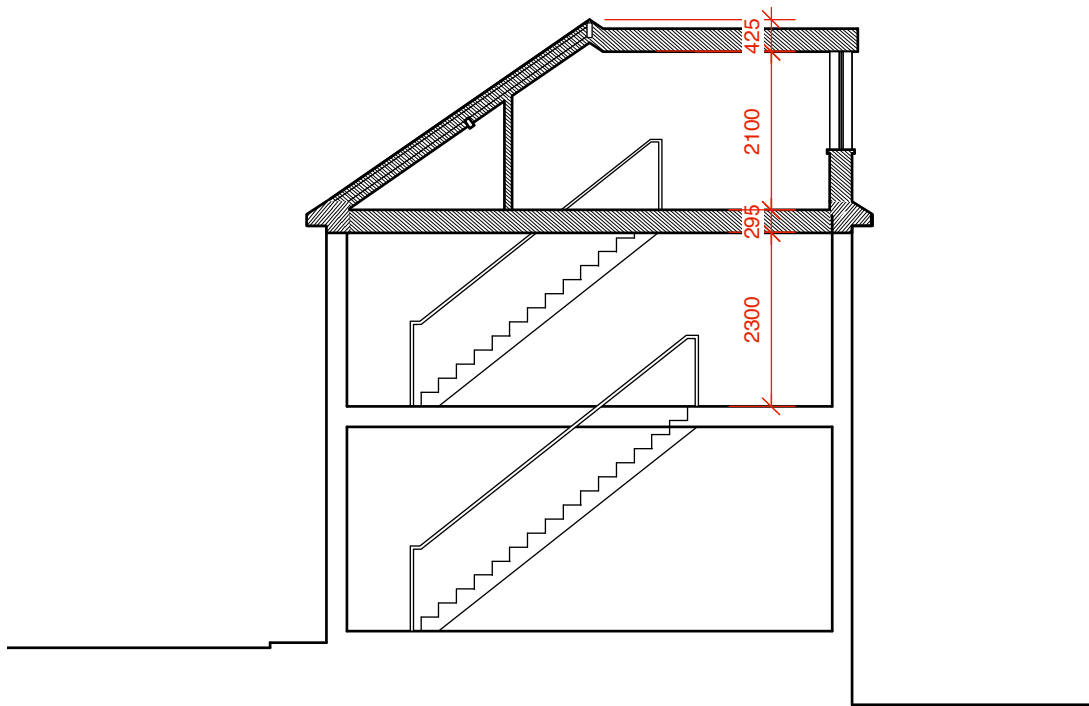
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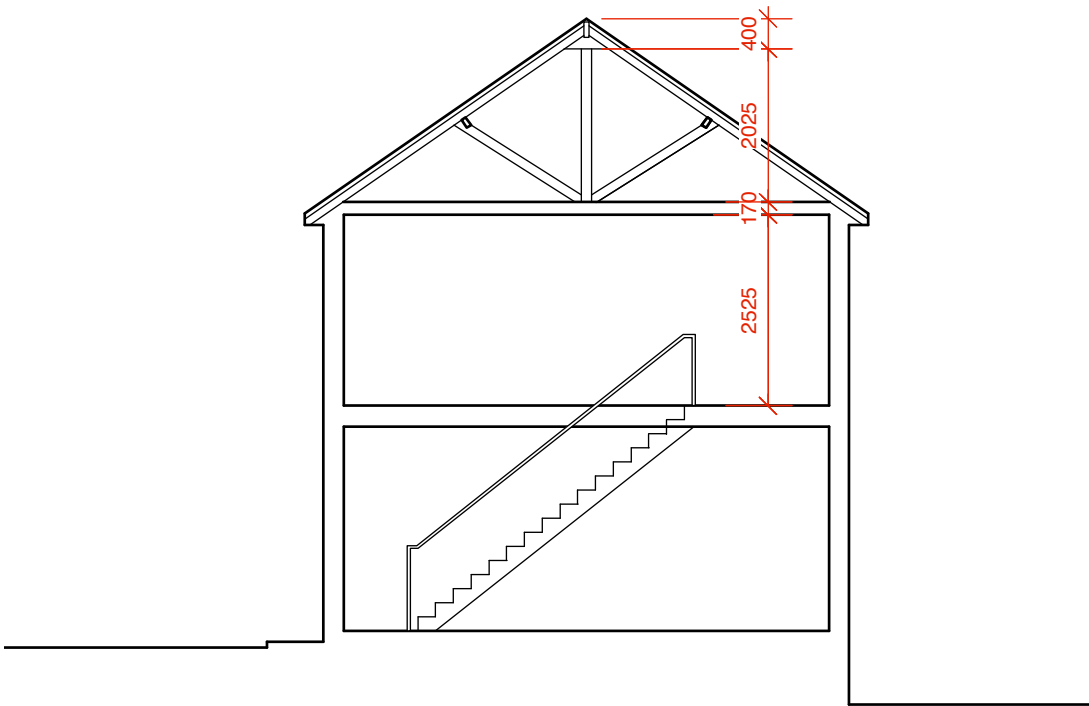


Appendix 3

Comparative existing and proposed sections



proposed section



existing section

