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## Design & Access Statement

23.03.17

Attn: Camden Council planning department

Project: Remodelling of existing front and rear dormer, alterations to roof terrace, alterations to rear windows

Site Address: Maisonette, Floors 1-3, 62 Pilgrim's Lane, Hampstead, London, NW3 1SN

The works are proposed to an existing apartment occupying the top three floors of a terraced property. The proposed works entail the remodelling of the existing dormers, replacement of an existing double door to the second floor roof terrace with a minimally framed glazed door, and remodelling of three existing windows to the rear elevation. The height of the roof is to be raised slightly. The Victorian terraced property is located on 62 Pilgrim's Lane in the Hampstead Conservation Area within the London Borough of Camden.

Note that pre-planning advice has been obtained from the council on the 27th February 2017 and the proposals have been considerably revised from previous applications, taking on board the case officer's comments. The advice quoted that the proposed full-width front and rear dormer would not be supported and that as per Camden planning policy the prominence of these structures should be minimised. The proposed design has been altered to reflect this advice. In this application the existing two separate front dormers are proposed to be re-built, in the same location in a traditional style, as existing. The rear dormer is to be rebuilt to the same width as existing, the cill level of the fenestration is proposed to be lowered and a minimal glazed balustrade is proposed to be added to allow for a balcony. Keeping the width of the dormers as existing will mean that there will be no additional impact on the conservation area and that the existing proportions of the property will be unaltered. In adherence to the pre-planning advice provided by the council, the proposed balcony is within the slope of the roof pitch, and the width of the balcony is set in from the side of the dormer walls, to form an integral part of the dormer window. From the advice given we understand that the revised proposals will be acceptable.

In compliance with policy DP24 - securing high quality design - the character and the scale of the existing property are respected with this sympathetic development. The design proposal for the rear dormer glazing and the proposed window alterations on the first floor would enhance and frame the views to the rear garden.

Referencing policy DP24 once more, the development should consider the form and scale of neighbouring buildings. The houses in the area are extremely varied in their rear elevations and many have, or are undergoing, significant alterations. In planning application 2015/0234/P, permission was granted for an extension of the current dormer and additional fully glazed conservatories. Many other approved applications allow for extensive glazing and variation on the rear elevations, as seen in the accompanying satellite image. The proposed design for the rear dormer in 62 Pilgrim's

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Place would be less intrusive overall and maintain and enhance the appearance of the existing rear elevation.

The current dormers are somewhat deteriorating and is aesthetically unappealing. Rebuilding the dormers would therefore enhance the property aesthetically and materially. The proposed minimal framing of the fenestration will ensure that the dormer is subordinate to the detailing of the host property; this will emphasise the white-painted timber frames of the existing house. The proposed works would provide significant improvements to the thermal efficiency of the property through newer roof technology and double glazing in the windows.

The material of the proposed dormer would be in-keeping with the character of the existing property by using lead for the exterior of the dormer. The neighbouring properties' dormers are also clad in lead, which again complies with policy DP24. The finish on the lead would be of high quality, unlike the existing cladding which is sagging in the middle, poorly detailed, and not finished to a high quality. Given the scale of the existing house, the dormer would remain subordinate to the host property.

The replacement of the existing terrace door to the rear of the second floor will improve access to the existing roof terrace – by lowering the door threshold level. Along with the proposals described above this application includes minor alterations to the rear windows, as noted on the application drawings. This would greatly enhance the air flow and thermal efficiency of the building. All the new windows would greatly improve natural light into the maisonette, improving the quality of living for its occupants, whilst not affecting the amenity of neighbouring properties.

The internal reconfigurations do not affect the exterior of the property. The refurbishment works and new layout will utilise the space of the house to its full potential, and will be enhanced by the modification proposed to the existing dormer. The upgrading of services and insulation will increase the thermal performance and efficiency of the building. The quality of light and natural ventilation in the stairs will be enhanced by the replacement of the existing doors and windows.

## Conclusion

We believe that the above scheme is of high quality, improving the host property for the benefit of the occupants and local residents. The remodelling of the rear dormer, windows, and external doors will increase the efficiency and aesthetically improve the exterior elevation of the property. The new additions will complement and enhance the appearance and character of the surrounding area.

W I L L I A M T O Z E R  
a s s o c i a t e s

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Note: 62 Pilgrim's Lane marked in red

Showing significant variation to roof top development in the area