

Chalcot House, 59.5 Netherhall Gardens

Design and Access Statement

July 2017

- Camden Development Policies (2010)
 - CS14 (Promoting high quality places and conserving our heritage)
 - DP24 (Securing high quality design)
 - DP25 (Conserving Camden's heritage)
 - DP26 (Managing the impact of development on occupiers and neighbours)

4.0 Proposed works

4.1 The proposal comprises:

- the construction of a hipped roof over the existing flat roofed with dormer windows to the front and the rear
- internal alterations at first floor level

5.0 Use, Layout, Scale, Appearance

5.1 Use: the current use of the house as a single family dwelling is to be retained. The proposed roof extension is to add accommodation space comprising two bedrooms and en-suite shower rooms.

- **Layout:** the proposed layout follows the shape of the existing roof. Two front dormers and three rear dormers - all with flat roofs - are proposed.

5.2 Scale:

- The proposed roof construction is proportionate to the scale and bulk of the existing building.

5.3 Appearance:

- The roof and the dormers are to be constructed with traditional materials and detailing. The roof covering is to be slate (see image 1).



Image 1: slate tile covering

- At pre-application stage it was confirmed that:

“the addition of a hipped roof over the existing dwelling would not appear out of keeping with either the style of the building or the established character of the area. The garage wing attached to the dwelling has a similar hipped roof with two flat roofed dormer windows. There are no other dwellings of this type in the immediate area, and the proposal would therefore preserve and enhance the prevailing character of the area.”

- The size and proportions of the dormer windows have been detailed to subservient to the windows below.
- Following the pre-application advice, the proposal has been revised to omit one of the rear dormer windows on the right-end-side and to shift the remaining dormer window in line with the first floor window below.

6.0 Access

- 6.1 The current access at ground floor level is to be retained.