

Design and Access Statement

For Rear Dormer Addition

at 29 Gayton Road, Hampstead, NW3 1TY

Location

The property is located towards the northern end of Gayton Road close to the junction with Willow Road. To the south it joins the A502 (Hampstead High Street).

Existing Design

The house is a 5 storey mid terrace brick built property dating back to the 1870's. It has undergone various alterations over time including the conversion of the loft space and addition of a front dormer window and terrace.

Proposed Design

The proposal is for the addition of a rear dormer window to the property. The main reason being to allow for a new staircase to be installed that will comply with building regulations. The applicant is concerned about the existing staircase as it could be considered un-safe, especially if the bedroom had to be used for a child. Aswell as providing a new staircase the dormer will increase the useable space of the existing bedroom.

The design will be sympathetic to the existing property with the majority of the face of the dormer being glass to minimise visual scale and bulk. Cheeks and roof will all be lead to ensure a high class finish befitting to the property.

Planning Policy/Design Guidance

The proposal conforms to the Camden Design Guidance CPG1 with the exception of the left dormer cheek (looking at the back of the property). The reason being the new staircase position which is the main reason for the dormer proposal.

Conclusion

The proposed dormer window has been carefully considered to improve the existing property whilst retaining its character. There will be no disruption to neighbouring properties during its construction or to the surrounding environment , but at the same time will improve the safety and usability of the 5th floor bedroom. It is for these reasons that we ask for the councils support for approval on the application.