



# DESIGN AND ACCESS STATEMENT

June 2018

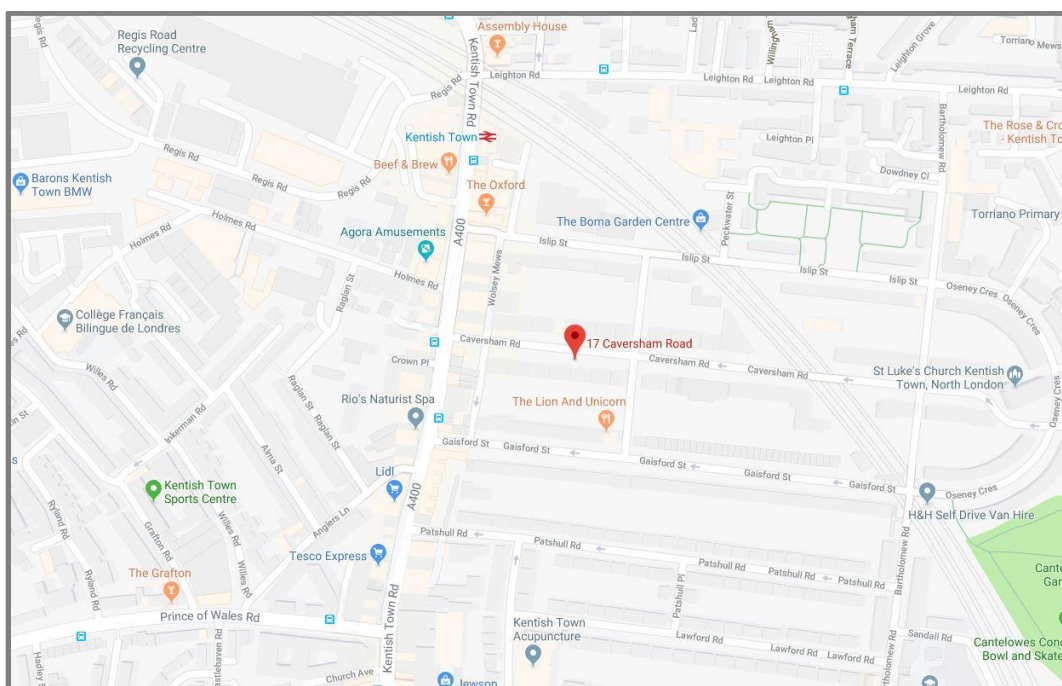
*Flat D,  
17 Caversham Road,  
London,  
NW5 2DT*

## **Content:**

- 1.0 Introduction
- 2.0 The Site
- 3.0 Planning Policy
- 4.0 Proposed Development
- 5.0 Conclusion

## 1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR.
- 1.2 The proposed development would see the construction of a dormer window to the rear and a Velux style roof light to the front elevations, to facilitate the conversion of the loft void to provide additional living space to the top floor flat at 17D Caversham Road, London, NW5 2DT.
- 1.3 The current scheme has been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.
- 1.4 The purpose of this statement is to justify the planning application and to demonstrate that the proposal will not be detrimental to the surrounding area and would provide necessary living space for a growing family.



**Fig 1:** Map of the local area showing the location of the subject site

## 2.0 The Site

- 2.1 The subject property is the top floor flat within a conversion of a four-storey semi-detached property located on the southern side of Caversham Road. The subject building contains several self-contained flats arranged over the lower ground, ground and upper floor levels, with the subject flat, occupying the second floor of this period building. This application relates solely to the top floor flat – flat D.
- 2.2 The area is predominantly residential in character and located within the administrative boundaries of the London Borough of Camden. The subject site is located within Bartholomew Estate Conservation Area, but is not a Listed Building.
- 2.3 The host property is characterised by brick with decorative white detailing on the front elevation. The property's key features include a two storey front bay window over the lower ground and ground floor levels.
- 2.4 The subject flat is composed of a kitchen and dining-living area to the front, alongside a double bedroom, located to the rear, adjacent to a dedicated storage space and a family bathroom. The loft space is currently used solely for storage purposes.



**Fig 2:** The subject site is located at the second floor of the building

### 3.0 Planning Policy

- 3.1 Primarily this statement aims to demonstrate that the proposed development endorses Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies from the London Plan 2011 (updated as further alterations to London Plan 2016). With reference to London Borough of Camden Council, the proposal complies with the adopted Local Plan 2017.

Camden Local Plan (Adopted 2017)

- 3.2 Policy A1 (Manage the impact of development) seeks to ensure that standards of amenity are protected.

***'The Council will seek protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will seek to ensure that the amenity of communities, occupiers and neighbours is protected.'***

- 3.3 Policy D1 (Design) sets requirements and standards to achieve the highest possible standards of design for all developments.

***'The Council will seek to secure high quality design in development. The Council will require that development respects local context and character; comprises details and materials that are of high quality and complement the local character; integrates well with the surrounding streets'***

- 3.4 Policy D2 is entitled 'Heritage' and is designed to protect and maintain the character of Camden's conservation areas.

***'The Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas. The Council will require that development within conservation areas preserves the character or appearance of the area'.***

Comment

- 3.5 The proposed rear dormer roof extension is considered acceptable as it has been carefully designed to not cause any harm to the character of the area. The proposal will not dominate the parent building and will not rise above the main eave or parapet line. The design ensures that the immediate and surrounding built environment is enhanced by using similar materials to the existing building to ensure that the visual appearance of the building within the Public Realm, the streetscene and the character of the local area is maintained.
- 5.9 The Camden Planning Guidance no1 entitled Design provide guidance for developments to homes on Camden Council. The SPG states that dormers must be sympathetic to the character of the building and not compromise the street the street character.
- 5.10 Further consideration has been given to the Bartholomew Estate Conservation Area Statement which addresses design issues within the conservation area. This scheme complies with these guidance documents.

## **4.0 Proposed Development**

- 4.1 This application proposes the conversion of the loft void above the top floor flat to provide an additional double bedroom, by proposing the erection of a dormer window to the rear roof slope and one rooflight to the front roofslope. This dormer window will provide the required daylight amenity to cater for the new bedroom, to meet the needs of a growing family.
- 4.2 The dormer will provide the required sunlight and ventilation to the loft level. The dormer will remain subservient to the ridge of the building ensuring that the addition does not dominate the roof-scape. The proposed materials will complement the existing and surrounding buildings.
- 4.4 With regards to the impact to the character and appearance of the property, the proposed dormer is of a size and scale which is considered to be subservient to the principal building. The proposed dormer window is not considered harmful to the character and appearance of the property or locality. The location of the proposed window and rooflight will not affect the privacy of the neighbouring sites. There are no direct views into any neighbouring living space as the proposed loft layout, ensures the privacy of all occupants.
- 4.5 It is believed that the proposal is in keeping with the character of the area. The materials used to construct the rear dormer will match the existing materials on site.
- 4.6 The property being a private dwelling provides no public space. The position and orientation of the property remains unaffected within the site.
- 4.7 There will be a less than minor effect created by the proposal on the immediate and surrounding environment. The rear dormer will not exceed the ridge line of the house therefore decreasing any bulk and dominance effect. The proposal will not affect the existing landscaping at the site.
- 4.8 The proposed loft conversion will utilize matching materials where possible which will compliment and support those employed within the existing property and the local area.
- 4.9 With regards to the impacts to neighbouring amenity, the proposed dormer window will not dominate the roof plane. The proposed rear dormer is not considered to have a significant impact to the amenity of neighbouring occupiers because it will not obstruct the light or outlook of neighbouring habitable room windows; nor is it considered to have a significant impact to neighbouring privacy.

## **5.0 Conclusion**

- 5.1 This application proposes the conversion of the existing loft space above the top floor flat to form a habitable room, through the erection of a dormer window and velux rooflight together with internal alterations as proposed.
- 5.2 The proposed development is demonstrably benign in terms of characteristics and effects to the immediate and surrounding environment.

