



Design and Access Statement

6 Eldon Grove, London, NW3 5PS

Enlargement of existing side dormer

Introduction

This supporting Design and Access Statement has been prepared by 4D Planning Consultants LTD, 86-90 Paul Street, 3rd Floor, London EC2A 4NE on behalf of Mr & Mrs Banks of 6 Eldon Grove, London NW3 5PS. This document accompanies the planning application for the development of the property.

The purpose of this statement is to demonstrate that the proposal will not have a negative impact on the neighbouring properties, the character of the conservation area and on the local environment.

Furthermore, the statement will demonstrate that the proposed development will significantly enhance the living conditions of the current and future occupiers of 6 Eldon Grove, NW3, without having a detrimental impact on the street scene and on the character of the Conservation Area.



Location of top floor flat, 6 Eldon Grove, NW3

Existing Site

The application relates to a top floor flat in a three-storey, semi-detached building. The property is located on the southern side of Eldon Grove, and lies within the Fitzjohns/Netherhall Conservation Area. The building is not a listed building however it is identified as making a positive contribution to the character and appearance of the Conservation Area.

The building was built together with three other semi-detached villas in the early 1860s. The building has raised ground floors, front porticos, rusticated stucco at ground and semi-basement levels, sash windows, central windows with three lights and dormers windows on the front and rear elevations.

Proposal

The proposal is to extend the small side dormer window to enhance the spaciousness and head height of the third bedroom. The dormer would have limited views from the street and wider area. The existing side dormer was previously approved by a planning Inspector on 13 May 2014.

The extended dormer window is designed to respect the integrity of the existing roof form, and would not increase potential overlooking into neighbouring properties. The appearance of the existing and altered side dormer would be in keeping with conservation area materials to match existing.

The proposal is considered a minor development as can be seen from the attached drawings, and would not have a detrimental impact on the character of the host building and the conservation area.

Design:

Materials - All material are to match existing. The proposed extended side dormer will match the style, appearance and materials of the existing side dormer, front and rear dormer windows with painted timber.

Privacy - The proposed extended side dormer window will not increase potential overlooking as there is currently a window in place.

Access – No changes are proposed to the existing access to the property.

Design – In the 2014 decision, the Planning Inspector stated: *“It is proposed to construct a dormer on the side roof slope (hip), similar in scale and design to those that exist on the appeal property. Whilst the proposed dormer would be visible from the street, by virtue of the height of the subject building and its elevated position, such views would be limited to those from the south east; and combined with the front hip ridgeline it would largely be concealed when viewing the appeal property head-on.”* The slightly extended side dormer would continue to be concealed when viewing the property head-on. Furthermore, the dormer is designed to be set-in from the sides of the eaves and is considered subordinate and in keeping with the property. The increased size will not be noticeable from the street scene.

The proposed side dormer is designed to be a sensitive change that maintains the overall structure of the existing roof form. The dormer would not cut through the ridge of the main roof, and whilst it is acknowledged that there would not be a 500mm gap between the dormer and the ridge, it is set away from the eaves and is situated in between the two chimneys in a almost symmetrical way.

The proposed extended side dormer would be modest in its scale and would not look out of proportion with those that exist on the existing property or its adjoining neighbour. The proposal is considered a minor amendment to the existing side dormer and would not detract from the character of the property or of the character of the Conservation Area.

Conclusion

The proposed enlarged side dormer will respect the integrity of the existing roof form, and would not increase potential overlooking into neighbouring properties. The appearance of the extended side dormer would be in keeping with conservation area materials and will match the existing front and rear dormers with timber framed windows.

The proposal will enhance the existing habitable space of the flat and is considered a sustainable and an acceptable form of development.

It is hoped that officers will support this proposal and if for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.