

# 19 OPPIDANS ROAD – LONDON NW3 3AG

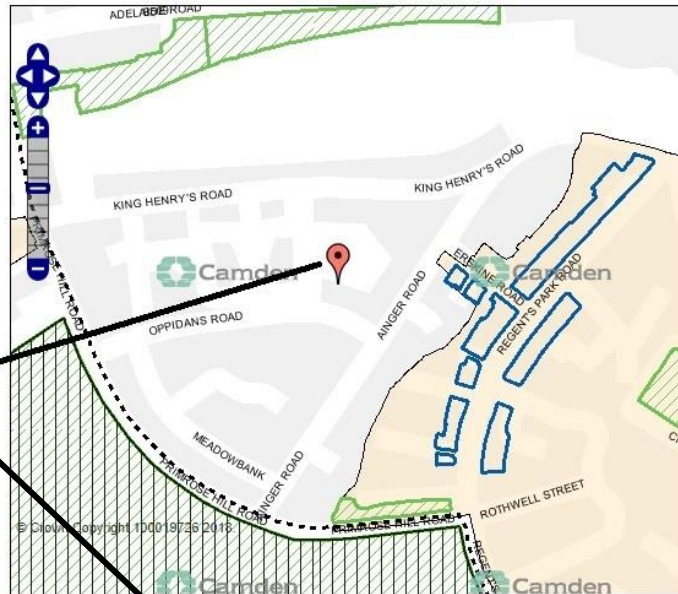
## DESIGN AND ACCESS STATEMENT FRONT DORMER WINDOW

### THE SITE

The application site is an existing single family dwelling house on the northern side of Oppidans road. The site is not within a conservation area.

#### Map key

-  Conservation Area Primrose Hill
-  Neighbourhood Centre



19 Oppidans Rd



AERIEL VIEW TO REAR OF OPPIDANS ROAD



FRONT ELEVATION

### **THE PROPOSAL**

The proposal is to add a single front dormer window, positioned centrally over the windows below and subservient in scale.

2 front dormer windows were previously included within a recent planning application Ref 2018/1244/P but were omitted at the planning officer's request so that the work to the basement of the property could be approved without delay.

Given the number of front dormers in the area, and that the site is not within a conservation area, the applicants believe that the provision of an appropriately scaled and detailed single dormer should be acceptable. They would like to test this at planning, and if required at appeal.

Camden's planning guidance on the size and design of Dormer windows reads as follows

*"In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides ("cheeks") are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided."*

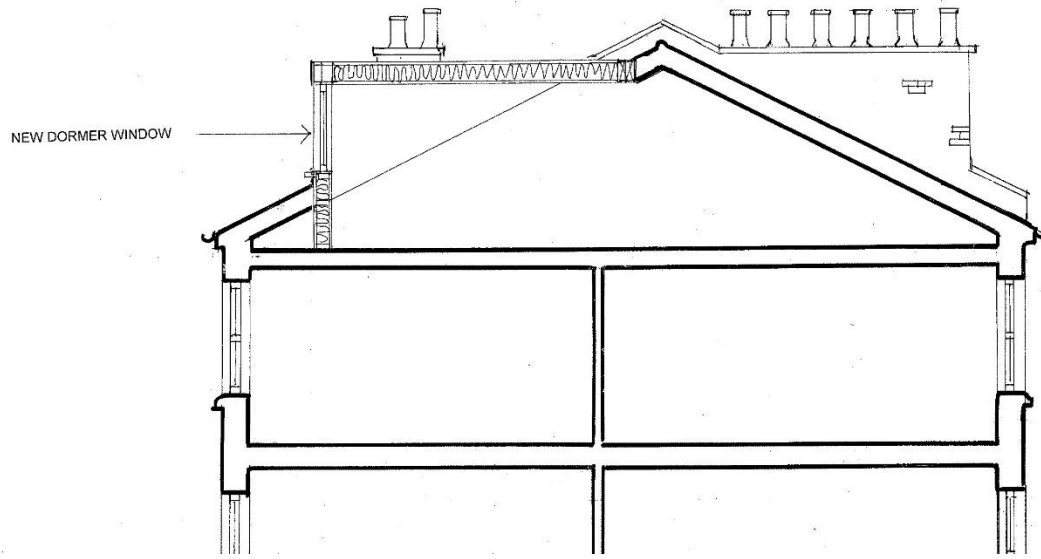
*“Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.”*

The proposed dormer window has been designed to align with the windows below, and is of traditional construction with slate hung cheeks, lead surrounds and softwood painted sash window.



FRONT DORMER WINDOW ALIGNS WITH THE WINDOWS BELOW

Also the dormer windows have been set back from the gutter line by approximately 1500mm to minimise their impact, so that their height will read as foreshortened when viewed from street level.



SECTION THROUGH PROPOSED DORMER WINDOWS WHICH ARE SET BACK 1500MM FROM FRONT GUTTER LINE

### **DESIGN**

The applicant would like to draw your attention to other existing dormer windows on Oppidans road , and adjoining Ainger road. Whilst it is accepted that these are historical, and the full width dormer approach would not be acceptable in principle at No 19, it is still believed that a more modest front dormer, set back 1500mm from the eaves line and relating to the scale and design of the 3 windows below should be acceptable. Especially given the fact that the site is not within a conservation area.



Existing dormer windows 32, 33 and 34 Oppidans Road



## CONCLUSION

It should be noted that the house is not within a conservation area. The front dormer has been carefully designed in order to be appropriate in size and detailing to the host property, and to negate any undue impact on adjacent properties.