

D I S T R I C T

Design and Access Statement
50 Lady Margaret Road . London . NW5 2NP
January 2019

Introduction

This statement has been prepared to accompany our application for our proposals at 50 Lady Margaret Road. Our application seeks approval for a rear dormer extension and two small dormer window to the front elevation. The new space is to provide a new master bedroom and en-suite.

50 Lady Margaret Road is a two-storey semi-detached modern post war brick built property with tiled roofs. The property is located at the top of the hill of Lady Margaret Road on the corner of Ospringe Road. The property has previously been extended to the side with a two-storey addition facing Ospringe Road formed in line with both the front and rear building line albeit splayed with the site boundary. This addition is completed with a flat roof.

Planning History

An application was made in 2017 (2017/3755/P) in relation to the boundary walls and side gate access. This application was granted but is not considered to be relevant to this application.

This application follows a pre-planning application made in November 2018 and is in direct response to the feedback received. Please refer to application **2018/5154/PRE**.

Proposal

The application broadly consists of three parts, the main rear dormer addition, the side addition new pitched roof and front elevation dormers.

Main Dormer

The first element, the rear dormer addition is considered to have been designed for the majority within the criteria set out within Permitted Development. The dormer height is set in line or below the existing ridge line with the new rear elevation of the dormer space set back by some 200mm from the line of the existing rear elevation. The only deviation to this is a projection of approx. 1m to the south side onto the extended pitched roof.

This additional width beyond the addition considered within Permitted Development is to provide access internally between the new bedroom space formed by the dormer and a en-suite located within the new extended pitch roof space over the existing side addition. Due to the location of the stair and its proximity of its eastern side to the line of the rear slope and full door between a rear dormer within Permitted Development size and the roof space over the existing side addition is not possible. The additional width therefore allows a clear access between the two whilst ensuring the rear dormer does not extend across the entirety of the rear elevation and retains a large proportion of the new section of pitched roof over the existing side addition.

The new dormer is completed with two rear window openings comprising of sliding uPVC windows with inset glass balustrades. The new openings are centered on the existing openings at first floor level and also match the widths to keep the pattern of openings consistent across all levels. These windows are not considered to have an impact on neighboring properties on Ospringe Road as the properties are orientated at 90 degrees to each other.

Extended Roof and Dormer

The second element of the application is to extend the existing ridge line and roof form over the existing side addition. The current arrangement between the original pitched roof and flat roof is awkward with an unsightly junction formed between the two resulting in a large u-PVC fascia applied to the top of the new brickwork.

The proposal is to remove this and raise the existing brickwork in line with the existing alongside extending the roof and ridge line across the existing flat roof. This is to form a consistent roof line along Lady Margaret Road and a more sympathetic side elevation along Ospringe Road. To the rear a new albeit small conservation style rooflight is proposed to the south of the new rear dormer providing natural light and ventilation to the en-suite located in the new roof space. The roof light would project no further than 150mm from the roof slope.

Please see 3D visuals below indicating the extent of this addition as well as both the front and rear dormers.

Front Elevation Dormers

To the front we propose to form two dormer windows that would be subservient to the main roof line. The dormer is to be traditional in its appearance with a lead flat roof slightly over sailing to lead lined cheeks. This is consistent with other similar front elevation dormers visible along Lady Margaret Road.

In contrast to the pre-application submission the pitched roof has been omitted and replaced with a new lead lined flat roof ensuring a distinct break between the top of the dormer roofs and the main ridge line. In addition, we have, following the pre application feedback introduced a second dormer, of equal size to the right hand side of the elevation, and again in line with the first floor windows to, as the feedback suggest, create 'balance and symmetry to the overall front alterations.

We draw your attention to the vast array of front elevation dormer windows evident along Lady Margaret Road, both beyond Ospringe Road and before it in the Kentish Town Conservation Area. The dormers are varied in their appearance but add a level of interest to the roof scape without being overbearing to the original rooflines.

In addition to this we propose the creation of a conservation style roof light between the two new dormers, in order to provide natural light and ventilation to the extended stairway through the building. Being located between the two new dormers and in line with the window pattern below to the first floor we have ensured that the balance and symmetry of the elevation is maintained. The roof light would project no further than 150mm from the roof slope.

Materiality

The new addition is proposed to be constructed from brickwork and aluminum or uPVC framed powder coated window and doors with the pitched roofs and dormer faces finished in a tile to match or hung tile. This is to ensure that the materiality is consistent with that of the existing building. The front elevation dormers are to be finished with lead lined roofs and cheeks to ensure they are of a traditional appearance, consistent with the other existing examples in the surrounding area and also subservient to the main pitched roof.

Proposed Additions . Visuals

The pre-application feedback requested 3D visuals to identify the relationship of the extended roof line and the flank elevation which towards the rear tapers back inwards. See progression of additions in the visuals below. The images include the neighboring property, 52 Lady Margaret Road and its addition.

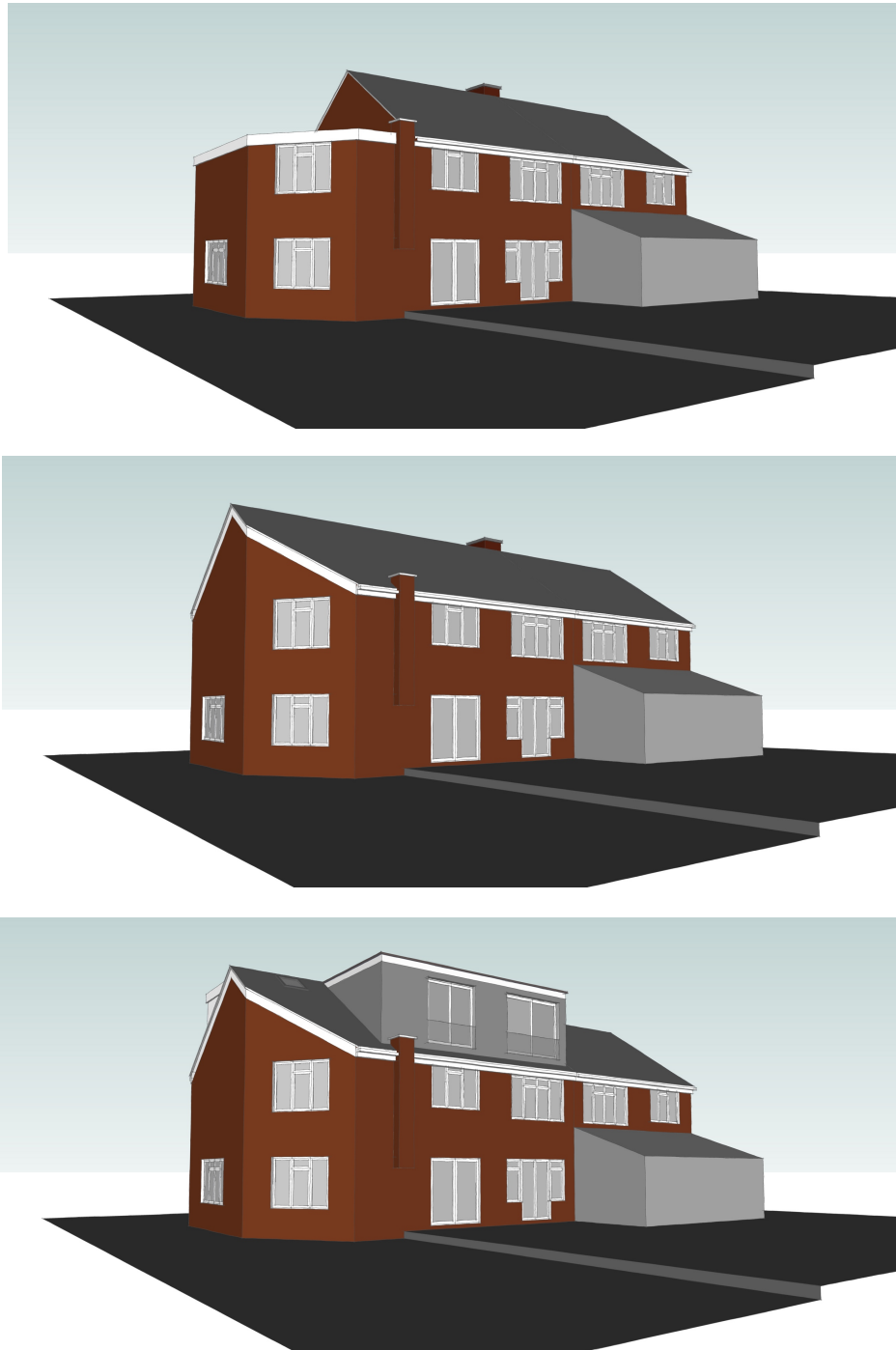


Fig 1 . 2 . 3 . View of rear corner of 50 Lady Margaret Road along Ospringe Road.

The top image shows the existing condition with the awkward junction between the flat roof to the side addition which as the pre-application feedback states looks 'unfinished' the extended pitch addresses this by bringing the addition in line with the original part of the property. The bottom image indicates the extend of the rear dormer. Note the extent of the retained pitched section of roof to the left-hand side of the dormer. The dormer is marginally wider than what would be considered Permitted Development which is to ensure a clear passage internally between the new dormer space and the roof space in the extended ridge. Overall the impact of this wider dormer is limited and still maintains a good majority of the extended roof line over the side addition.



Fig 3 . 4 . 5 . View of rear front corner of 50 Lady Margaret Road.

The above three images show the same progression as the previous images. Firstly extending the roof line over the side addition. The base image indicates the extent of the front lead lined dormers with the introduction of a second dormer as suggested by the Pre Application advise to add symmetry and balance to the elevation.

Access

The main access to the property is via the existing entrance from Lady Margaret Road and is to be retained. Along Ospringle Road the property has a further point of access via a single door which is approximately half way along the southern boundary which is to be retained.

Conclusion

This application seeks approval on the proposal to extend the existing roof line over the existing two-storey side addition. In addition to this we seek approval on the formation of a new rear dormer across the existing and partially along the extended rear roof line. The element formed over the existing roof line is considered to be within the permitted development rights of the property. In addition, the application seeks approval on the formation of two small dormer windows to the front elevation.

The application scheme is considered to have responded to the guidance set out in Camden Planning Guidance Section 1 on Design. Generally, it is believed that the alterations produce a scheme that improves the overall appearance of the property and street scene without introducing excessive bulk to the street scene.