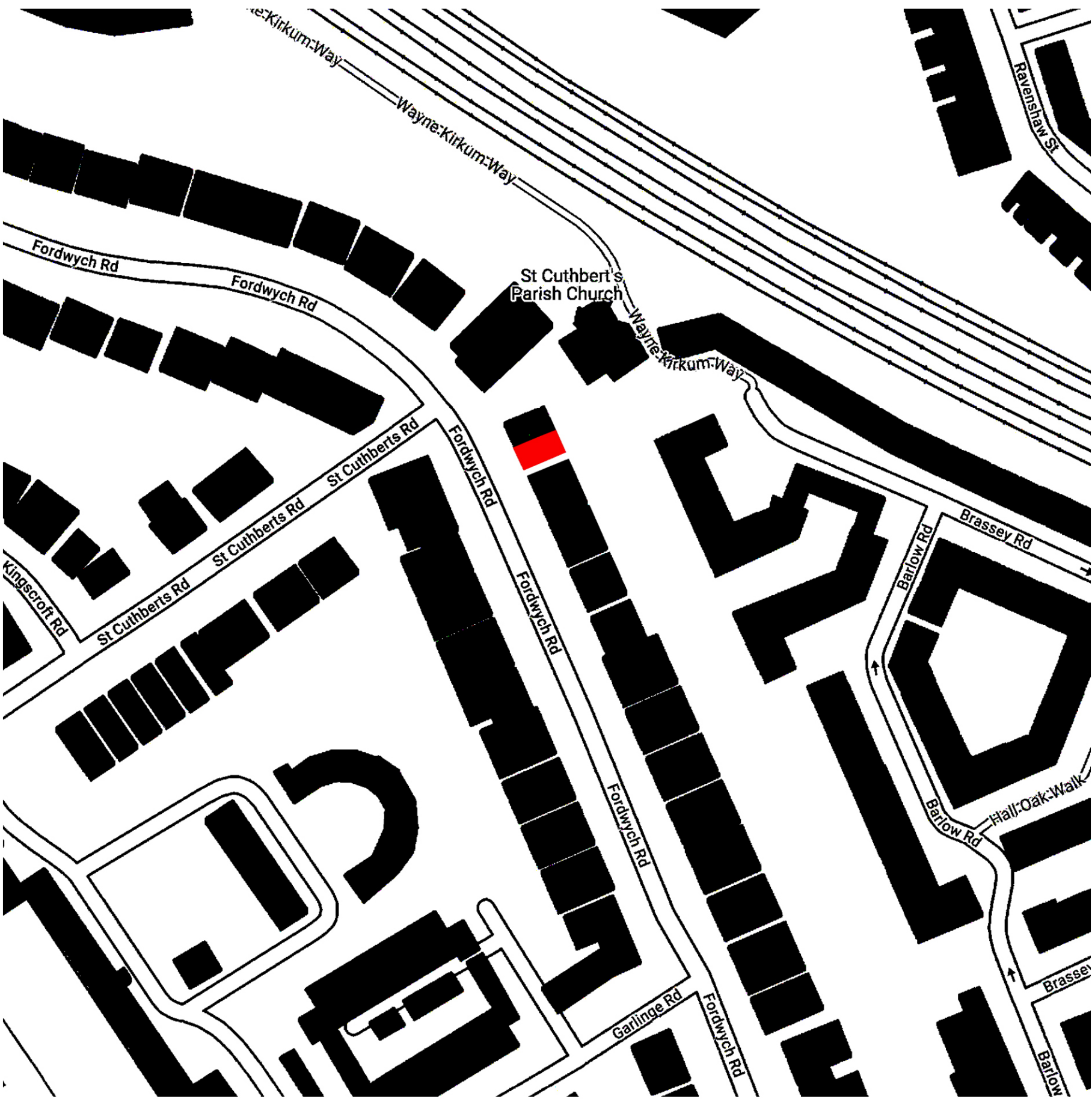


57 Fordwych Road

Proposed dormer extension

Design + Access Statement

Location plan



Photograph of existing property from street



Design + Access statement

Use and amount

The proposed dormer is to be used as a study - cum - bedroom, making the most of the latent roofspace. The current apartment floor area is 76m² and the proposal would add a further 14m².

Scale and appearance

The proposed dormer windows have a modest scale in line with Camden Planning guidance in terms of being appropriately subordinate to the scale of the roof and set away from the ridge, hips and eaves by no less than 500mm. The existing pyramidal hipped roof has a truncated (flat) top of approximately 2x2.5m where it meets the party wall, a consistent feature amongst the surrounding 'villa typologies', which is left undisturbed by the proposed dormer windows.

The side facing dormer incorporates a small inset terrace which is invisible from the street, save for a small upper portion (ca 150mm) of the balustrade in grey painted steel. The rear dormer is simply a window set between cheeks and roof. Both dormers are finished in hung slate tiles to match the existing roof.

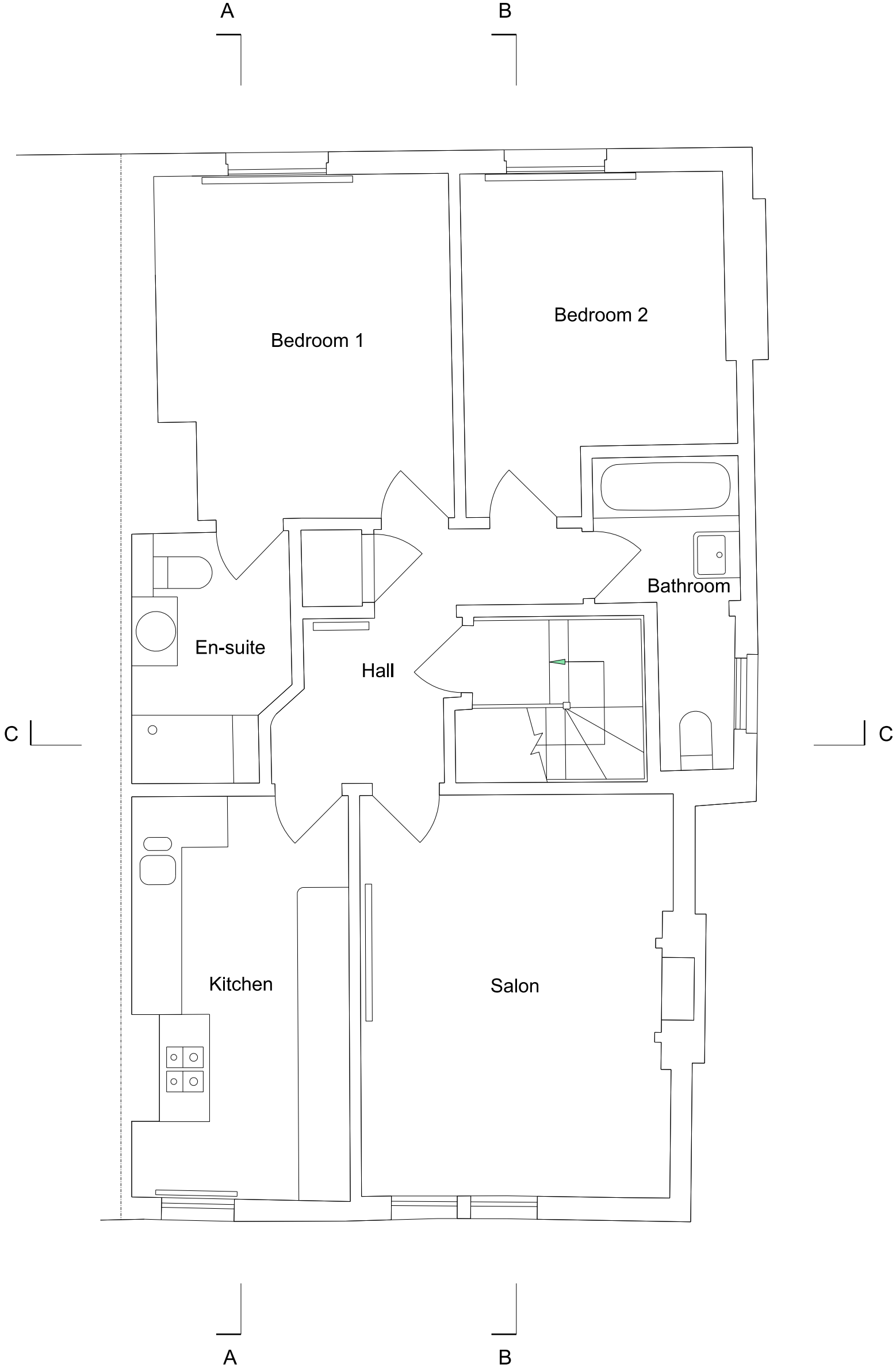
As there is no change to the principal, street-facing elevation, it is considered that there is little material change to the overall appearance of the existing property.

Layout and Access

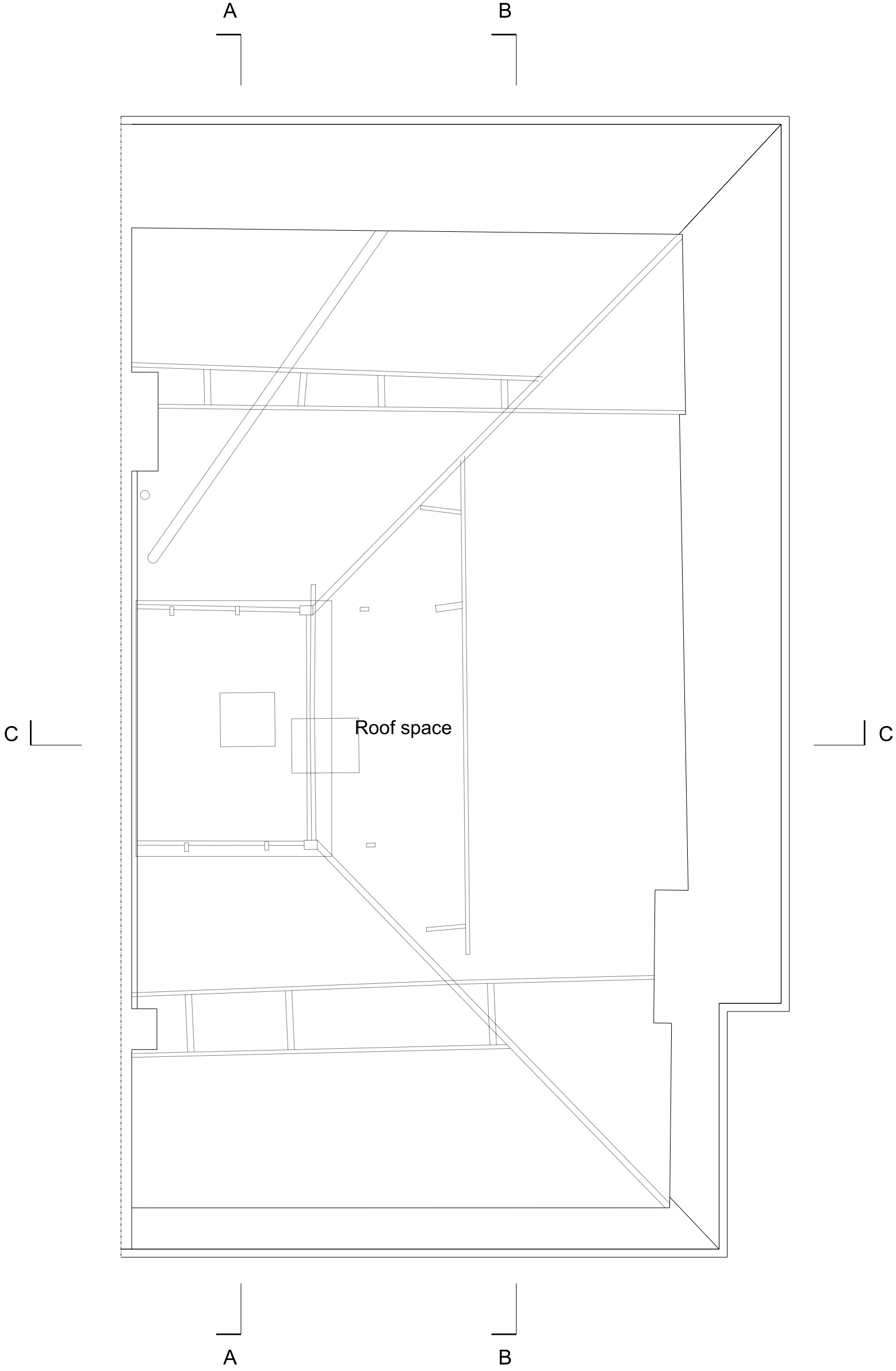
A staircase from the existing entrance hall of the flat provides internal access to the dormer room. It is a winder at the bottom but not at the top.

Drawings

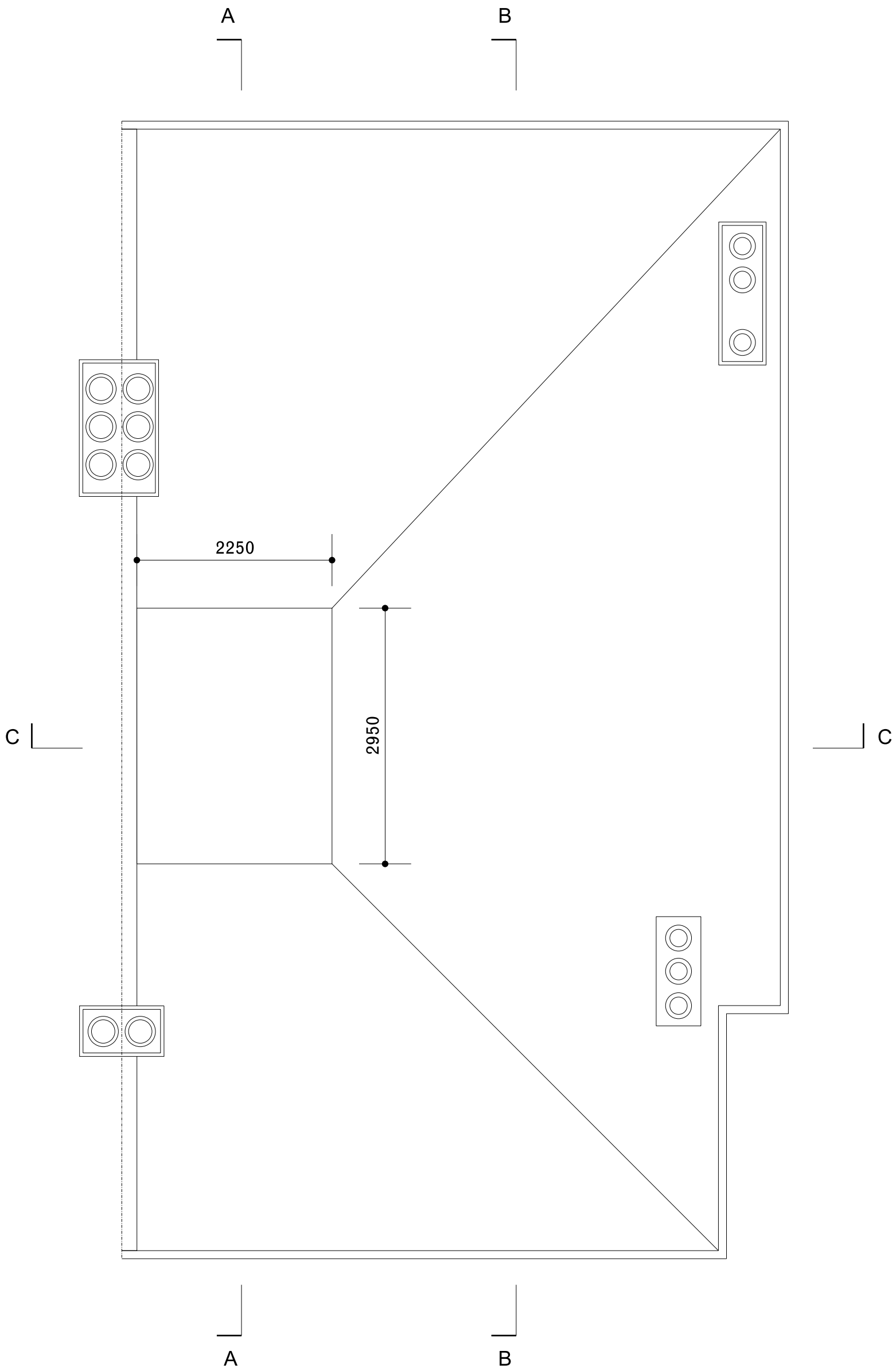
Existing second floor plan



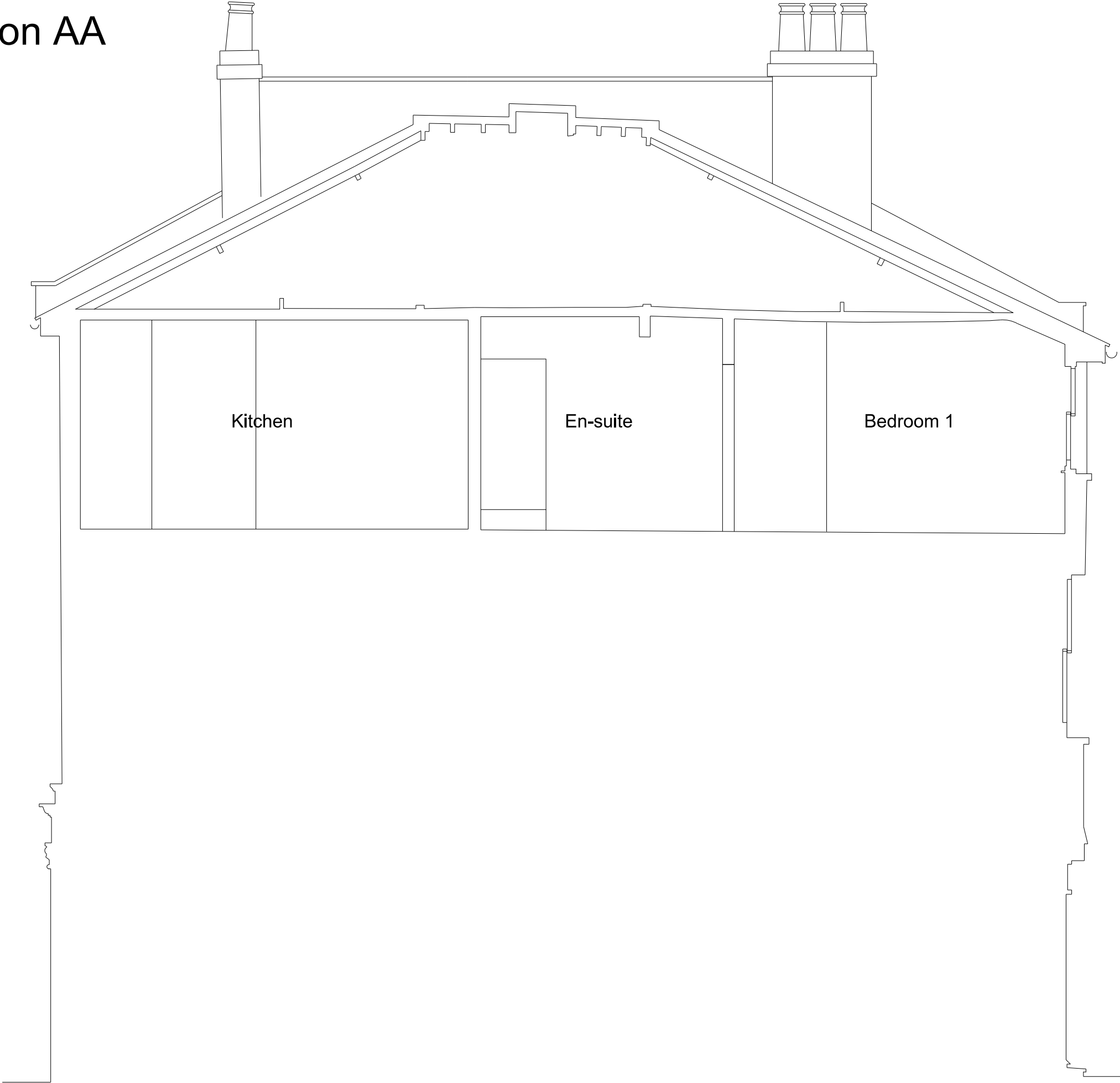
Existing third floor plan (roof space)



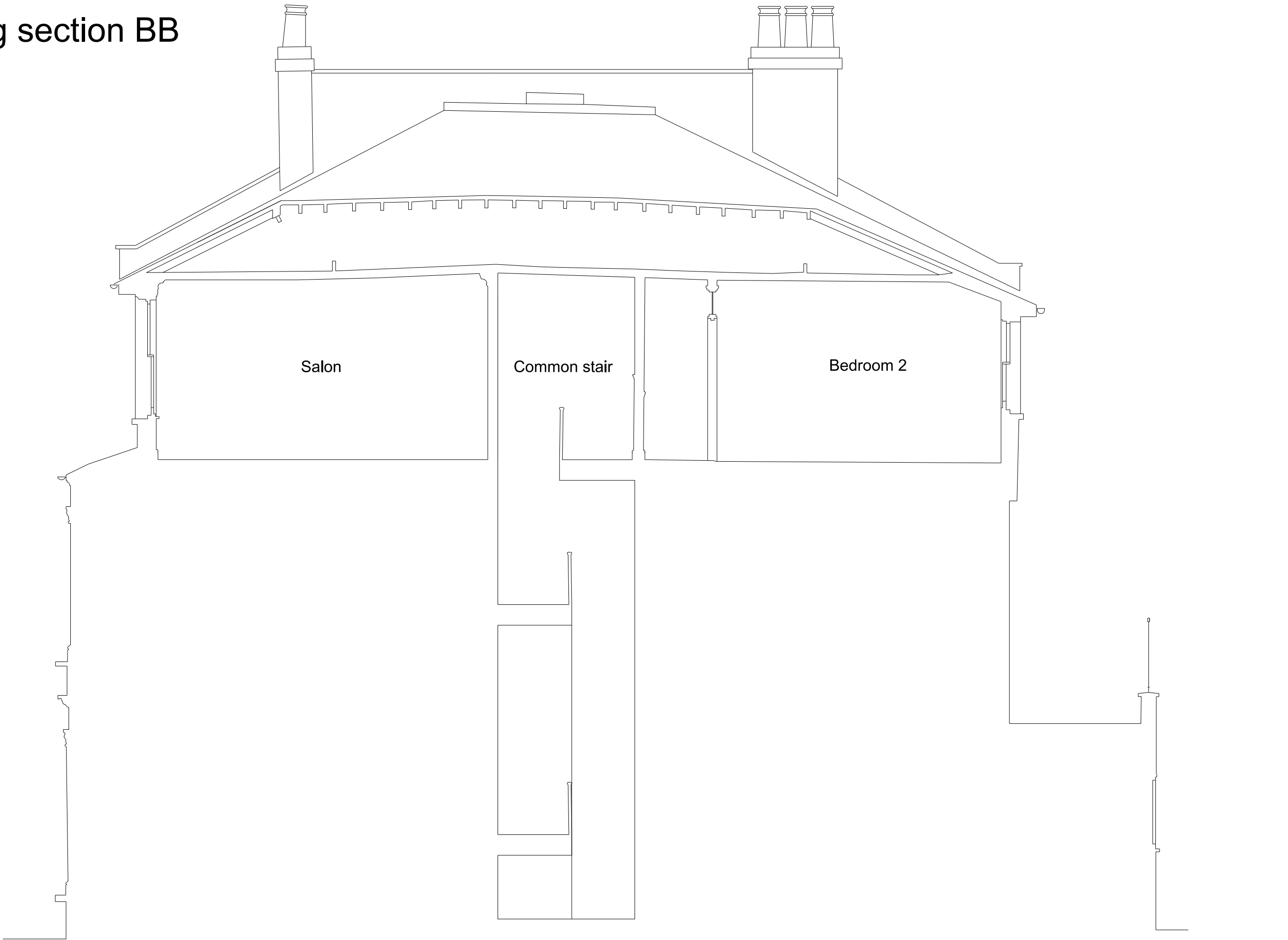
Existing roof plan



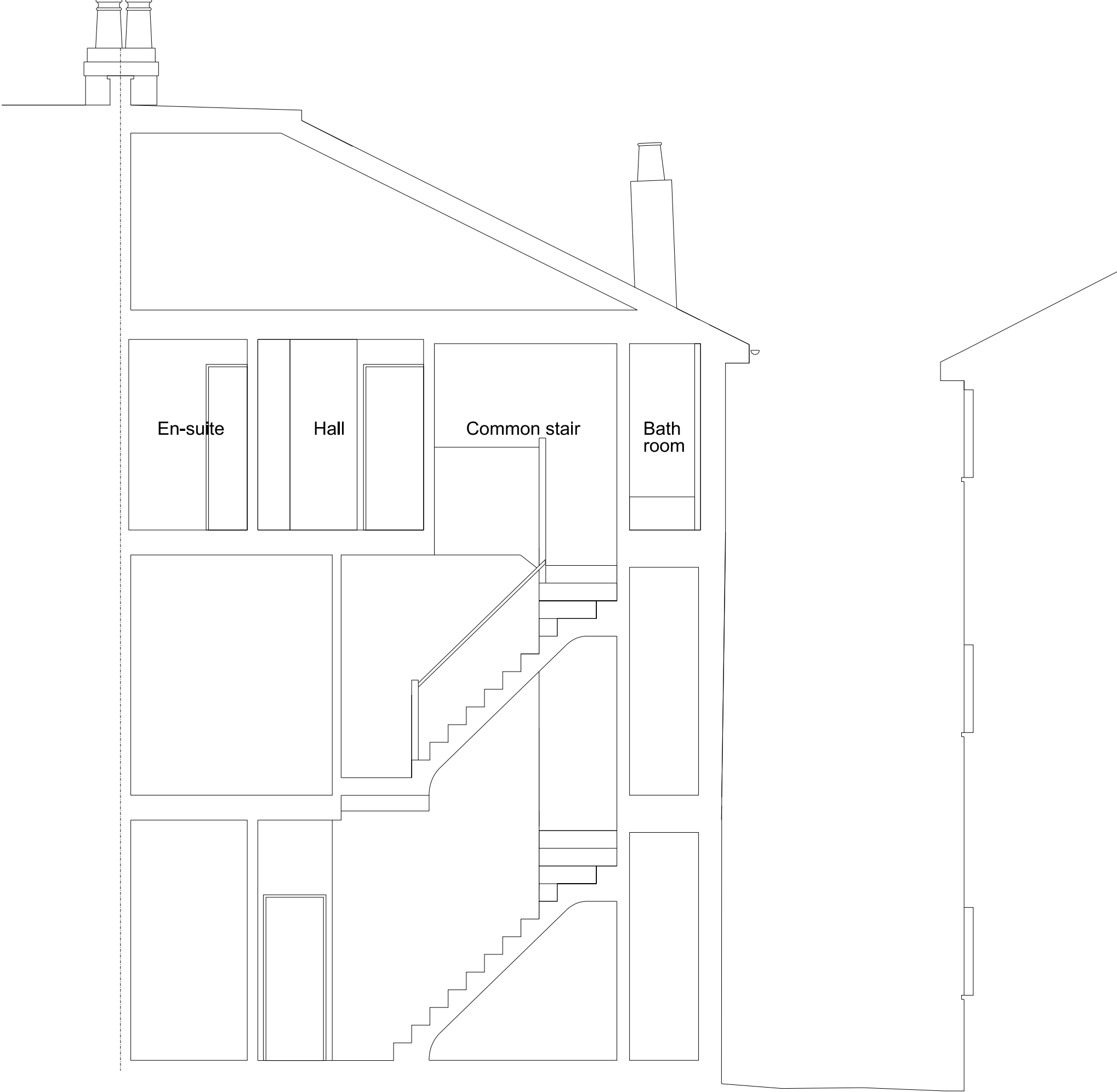
Existing section AA



Existing section BB



Existing section CC



Existing side elevation

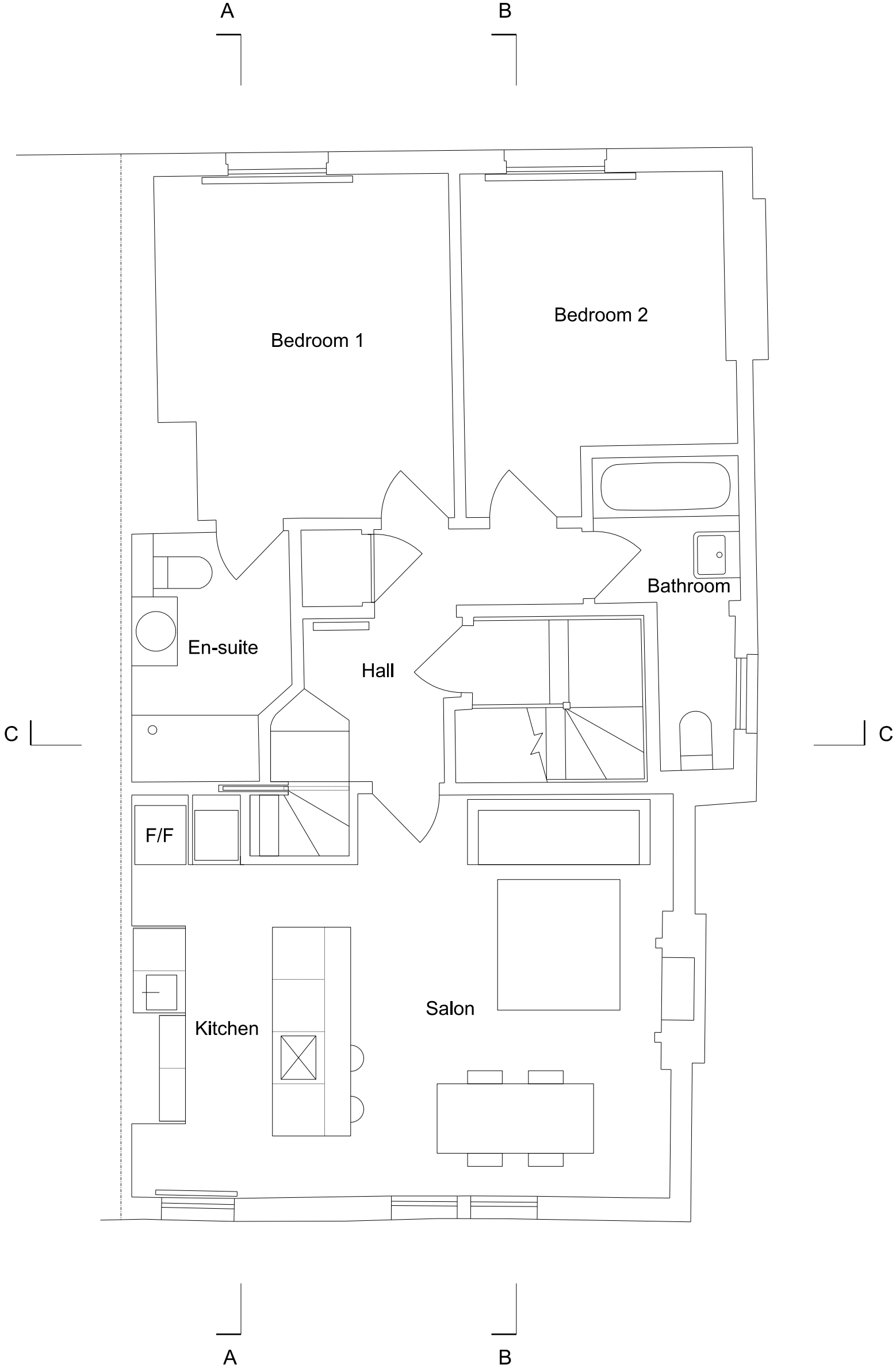


Existing street elevation

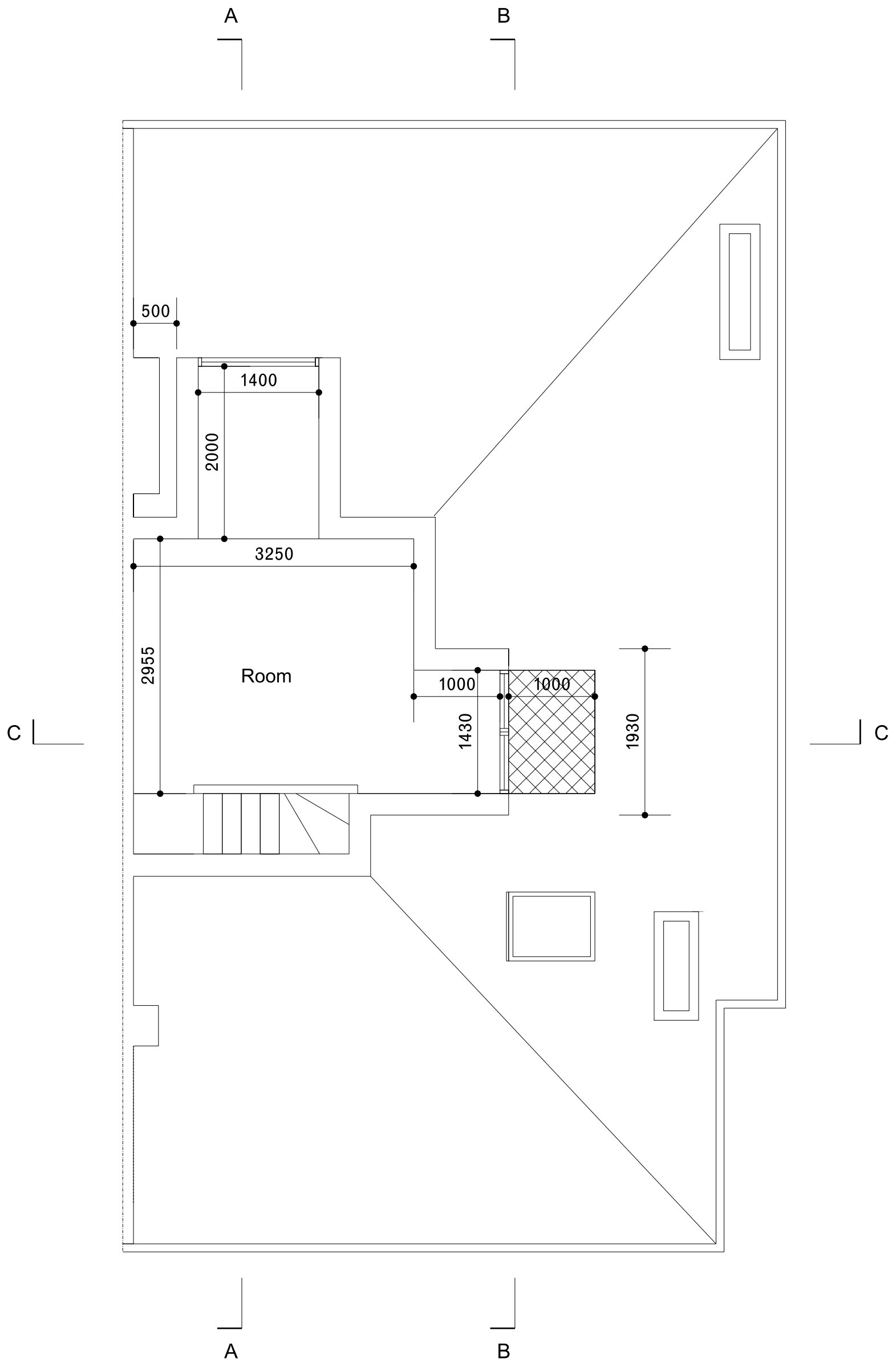


8m Above Site Datum

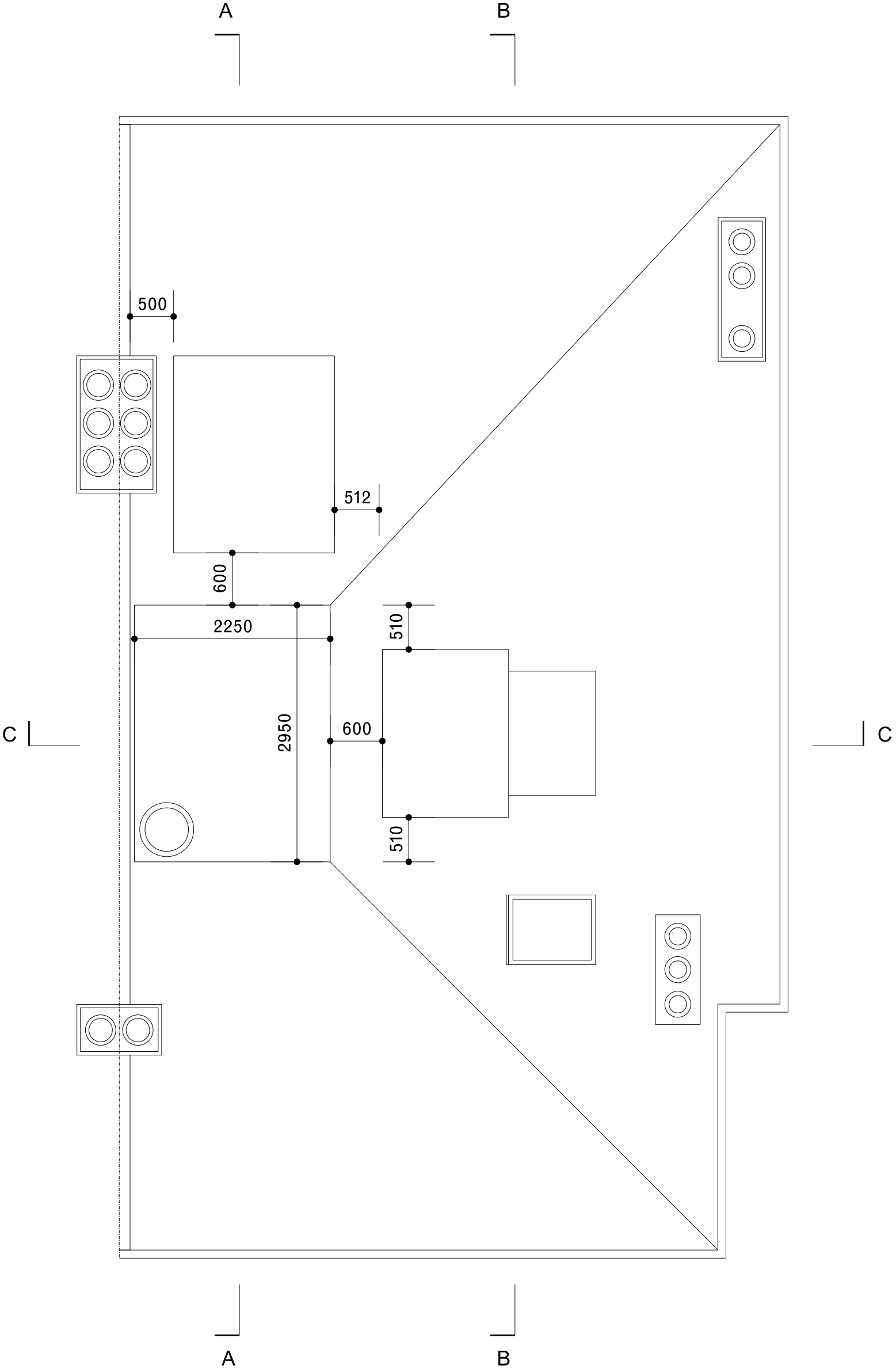
Proposed second floor plan



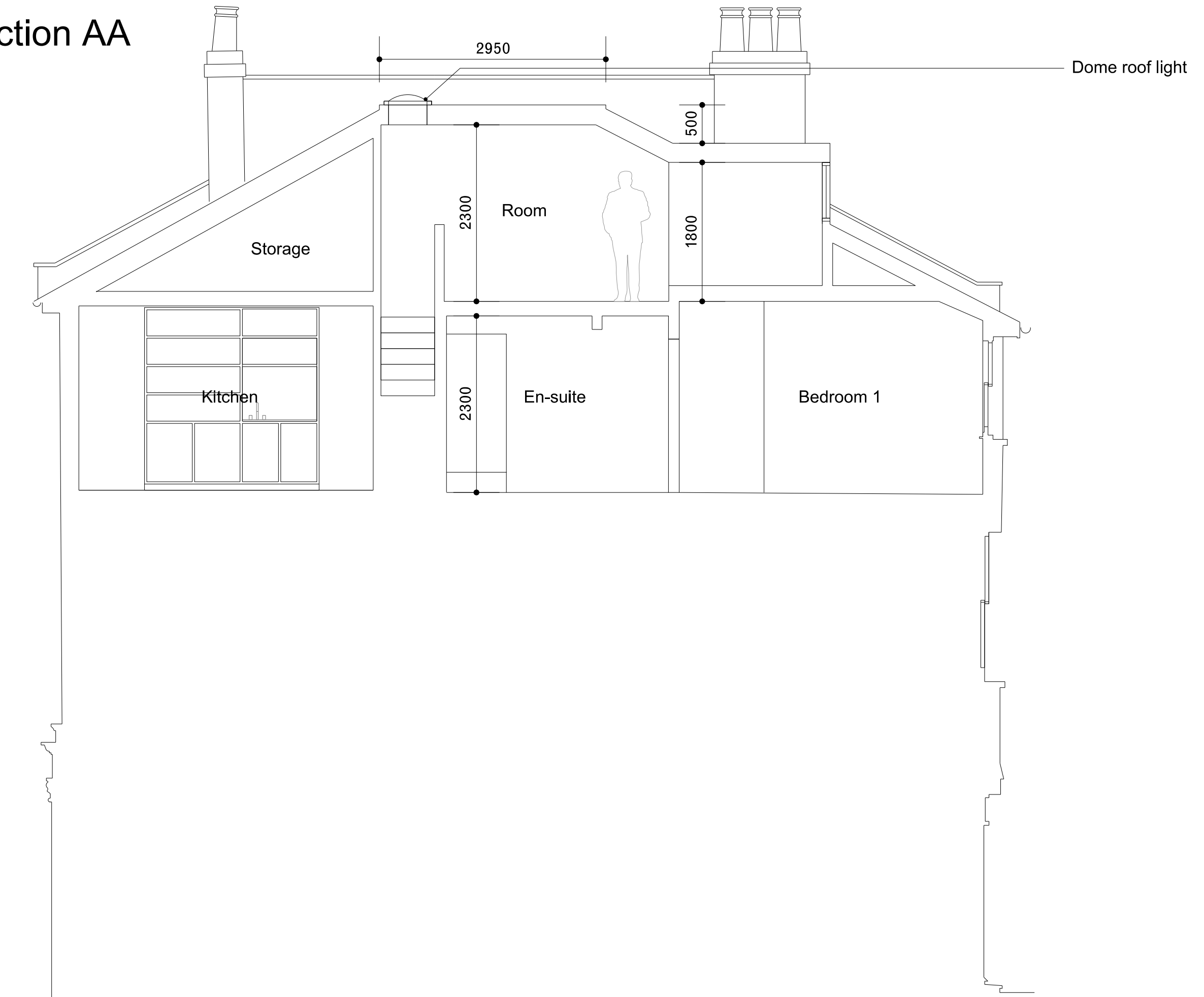
Proposed third floor plan



Proposed roof plan



Proposed section AA



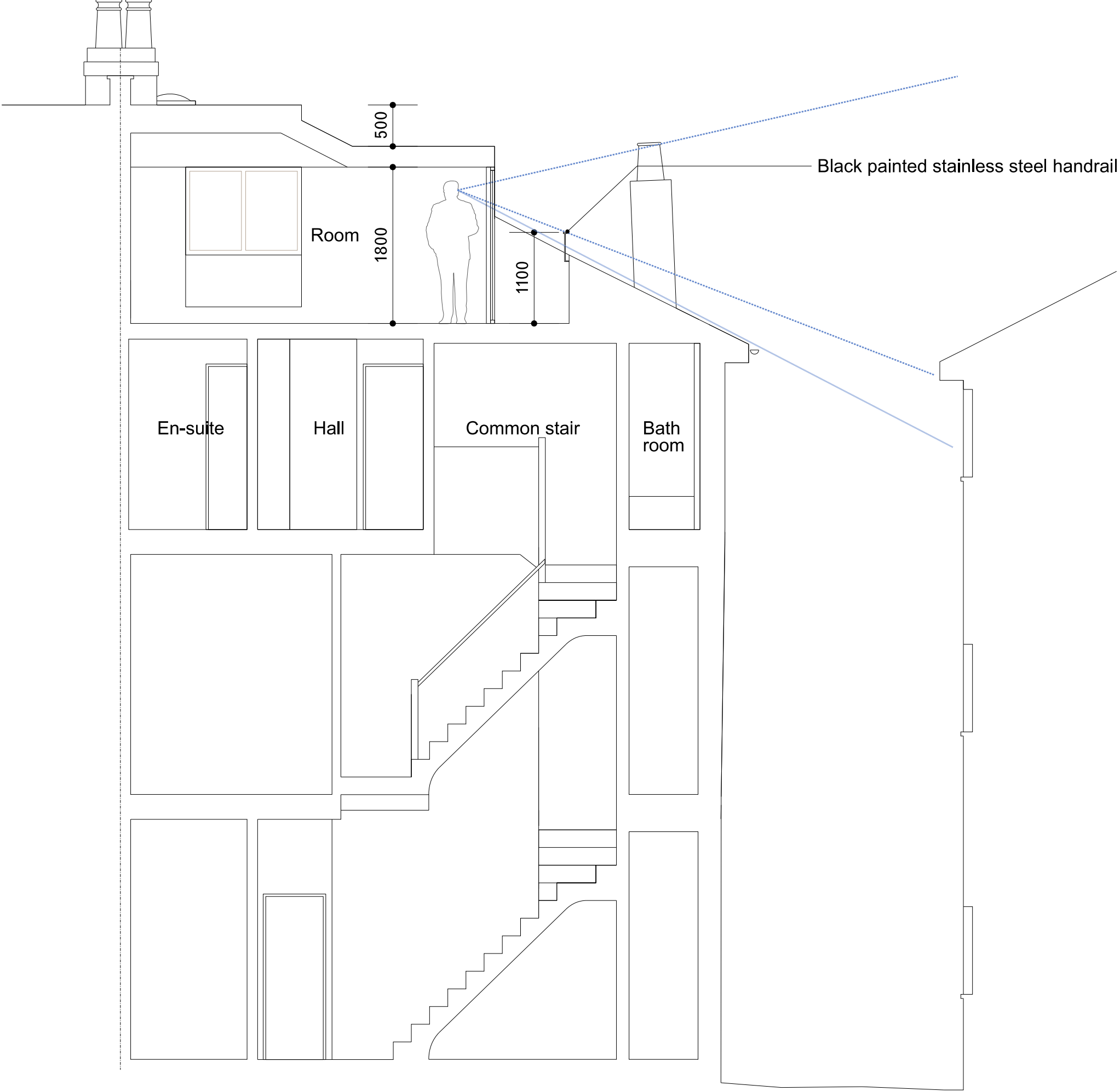
Proposed section BB



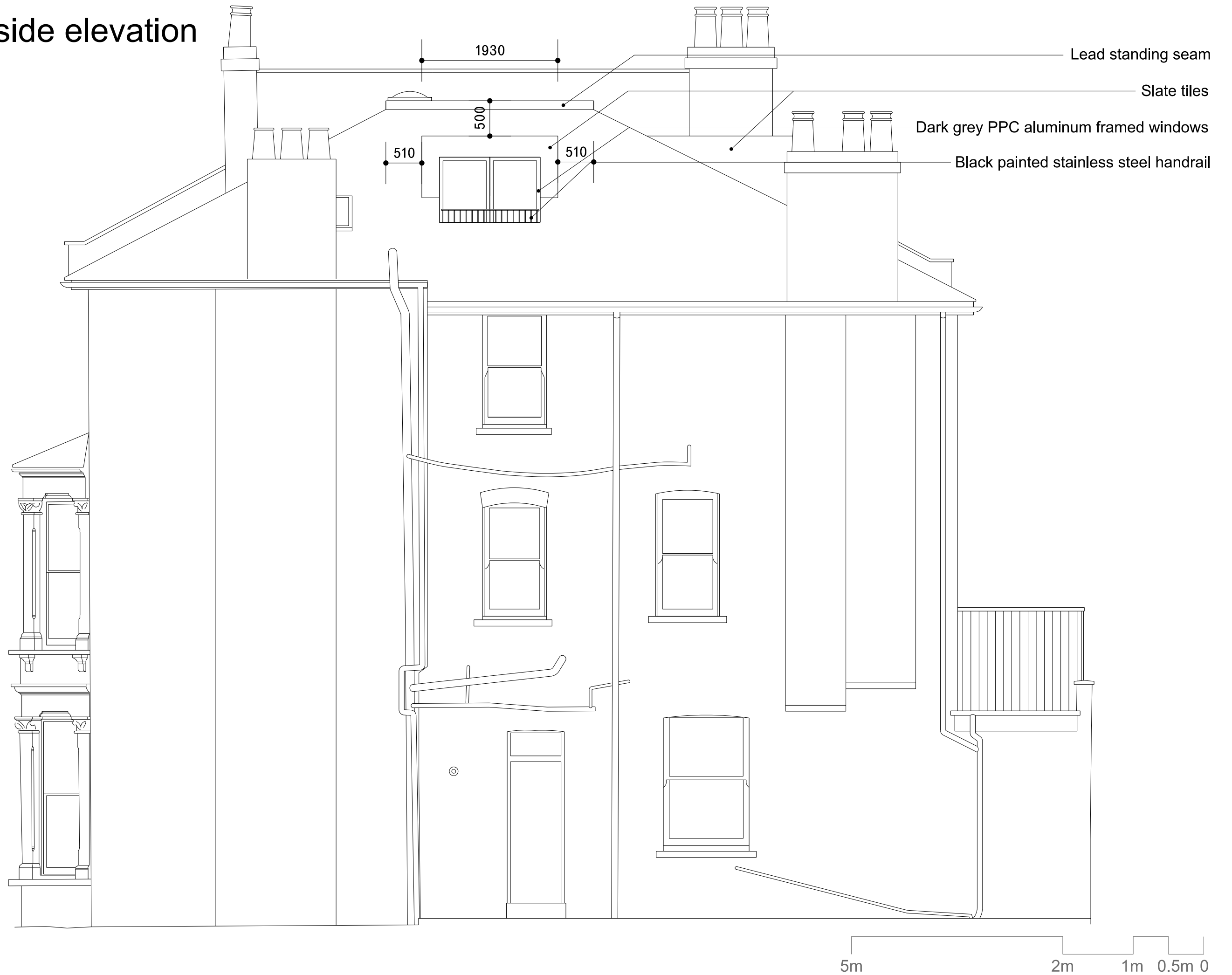
Scale 1:50 / A3

5m 2m 1m 0.5m 0

Proposed section CC



Proposed side elevation



Proposed street elevation



