

30 ELLERDALE ROAD

DESIGN & ACCESS STATEMENT

May 19



1.0 INTRODUCTION

This Design and Access Statement is submitted in support of the planning application and associated conservation area consent for the proposed addition of two roof dormers to the existing single family dwelling at No. 30 Ellerdale Road, London NW3 6BB.

The proposed works comprise the construction of two adjacent lead-lined roof dormer windows in the same style as the existing ones, with the aim of providing improved levels of natural light to the bedroom and bathroom on the second floor of the building.

This Statement should be read in conjunction with the supporting documents which include existing and proposed drawings.

2.0 LOCATION AND CONTEXT

The site is located in the Redington Froggnal Conservation Area, which lies within the London Borough of Camden, and is located at the southern end of Ellerdale Road, a predominantly a residential location with dwellings of different scale and style, ranging from 2 to 5 storeys, and commonly in some variation of facing brickwork, of which the building subject of this application is an example.

The property fronts to the East onto Ellerdale Road, and is bordered to the North by No. 28 Ellerdale Road; to the South by No. 32-34 Ellerdale Road and by No. 12 Arkwright Road; and rear facing to the West towards the grounds of the University College School.

3.0 SITE DESCRIPTION

The building subject of this application is neither listed nor considered of special significance. It has a single front door access at ground floor level, and is connected internally by a single staircase that provides access to the upper floors.

The ground floor consists of a main living space, dining area, and a kitchen, along with storage and plant room provision; and it provides access to a terraced garden to the rear. The first and second floors contain bedrooms and ensuite bathrooms, along with a Games room on the second floor.

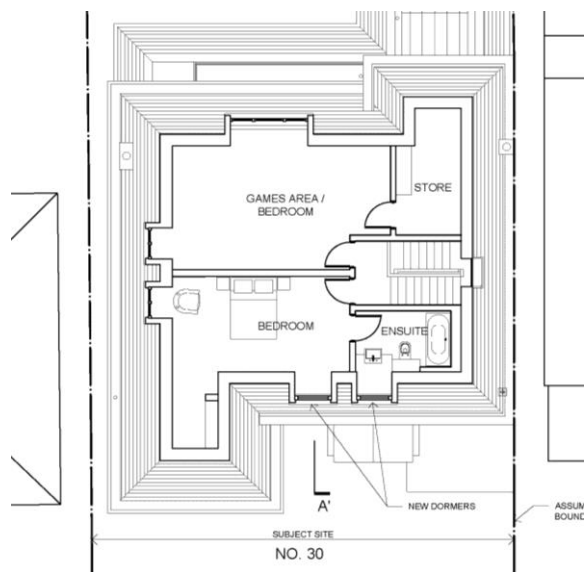
In 2014, the site was granted planning permission for the excavation of a basement and the relocation of the existing rear roof dormer, and in 2015 it was granted a material amendment to vary the approved plans to allow a front lightwell. The relocation of the existing rear roof dormer has been implemented and the drawings 'as existing' contained in this application show its current state.

4.0 DESIGN PROPOSAL

Two new lead lined roof dormers with white painted timber sash windows to match the appearance of the existing are proposed to the front side of the building, facing Ellerdale Road. These will be aligned with the existing windows on the floors below.

The new dormer windows will bring significant benefits in the form of improved levels of natural light for the bedroom and the ensuite bathroom, reducing the need for using electrical lighting, especially in the morning when the sun from the East will bright directly into the rooms.

They will also allow for natural cross ventilation of the spaces on the second floor, especially the bathroom, and improve the quality of air within the house.



Floor plan.



Front elevation.

5.0 RELATION WITH THE CONTEXT

Traditional dormer windows are common in the area, being lead-lined single-pitched and roof tiled double-pitched the predominant types, occasionally even coexisting in the same building.

The examples below try to help illustrate the variety of roof dormers that can be found in the area.

The property at No. 32-34 Ellerdale Road, just next door from the property of this application contains a single pitched wide dormer, facing towards the junction between Ellerdale Road and Arkwright Road:



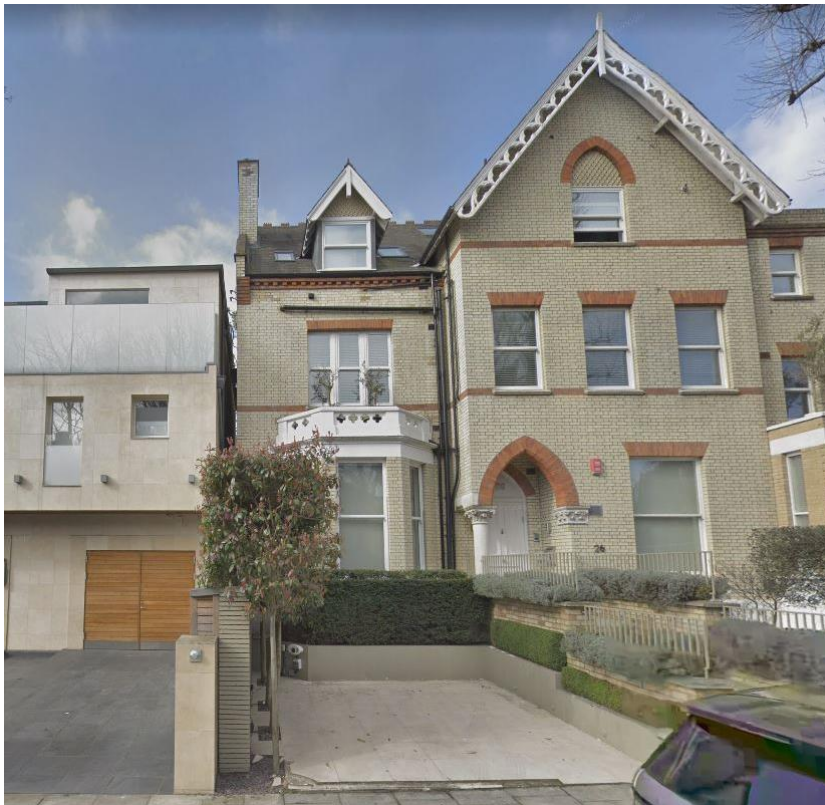
No. 1 and 1a Prince Arthur Road (Approx. 100m away from the property subject to this application):



10 Arkwright Road rear dormer as seen from 30 Ellerdale Road:



No. 26 Ellerdale Road:



No. 24 Ellerdale Road:



No. 20 Ellerdale Road:



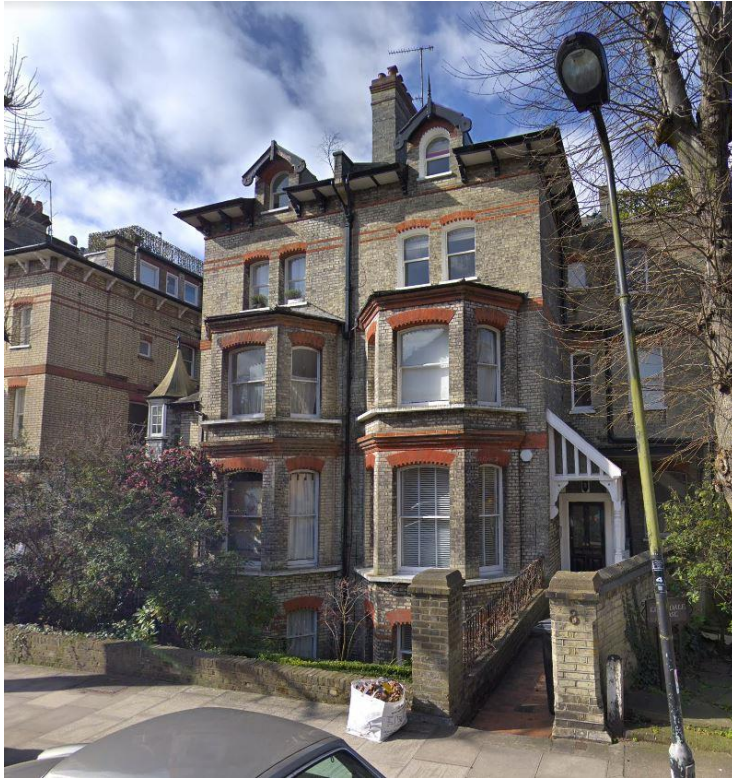
No. 16 & 18 Ellerdale Road:



No. 14 Ellerdale Road:



No. 10-12 Ellerdale Road:



No. 6 Ellerdale Road:



No. 1 Ellerdale Road:



No. 8 Arkwright Road:



No. 116 Fitzjohn's Avenue, at the intersection with Ellerdale Road:



No. 110-112 Fitzjohn's Avenue, also at the intersection with Ellerdale Road:



6.0 CONCLUSIONS

In conclusion, there is a wide diversity in the typology of traditional roof dormers used in the area, having in common that they generally maintain the alignment with the windows on the intermediate floors of the building.

The proposed single-pitched roof dormers will harmonise with its surroundings, and will match the scale, proportions and style of the building, contributing to the aesthetic significance and value of the area.

7.0 ADDITIONAL DOCUMENTS

This Statement should be read in conjunction with the supporting documents which include existing and proposed drawings below:

- P001 - Site location plan
- P120 - Proposed second floor plan
- P130 - Proposed roof plan
- P210 - Proposed section
- P310 - Proposed front elevation
- X120 - Existing second floor plan
- X130 - Existing roof plan
- X210 - Existing section
- X310 - Existing front elevation