

16 Platt's Lane, London, NW3 7NR

## **DESIGN and ACCESS STATEMENT**

### **1. INTRODUCTION AND HERITAGE ASSET**

No 16 Platt's Lane, is located within Redington/Frognaal Conservation Area.

The property is a two storey brick semidetached house, paired with No 14 Platt's Lane.

It is a single-family house. To the property has been added at the ground floor, a conservatory on the rear as the adjoining house.

The property does not have off street parking and the garden is south-east facing.

### **2. PRE-PLANNING ADVICE**

A pre-planning application (Ref No 2019/1348/P) has been submitted to Camden Planning Office in order to share the initial design and eventually to find a solution that would meet the needs of the applicant and complying with the planning regulation.

Regrettably, the report said that the proposed dormers are considered to represent a dominant addition that would detract from the character of the host building and surrounding area. The proposed side dormers are therefore not acceptable in terms of their design and amenity impact and should not be submitted as part of any formal planning application.

### **2. PROPOSALS**

It is understandable that the pre-planning report represents an initial informal officer view of our proposal and the applicant is confident that it will not be binding upon the Council, or prejudice the present planning application decisions, made by the Council.

The proposed design has taken in serious consideration the observations made by the planner, which led to our revised design as shown in the plans part of this planning application.

The purpose of the proposal is to facilitate the loft conversion through the construction of a small dormer and the installation of a rooflight, both on the north-east slope roof.

The proposed dormer window will be set down by 0.50m from the ridge of the roof and set in from both sides of the roof as required by paragraph 5.11 of CPG Design.

The rooflight will not protrude more than 150mm from the roof line.

### 3. DESIGN CONSIDERATIONS

#### Use

The use of the property as a single family home will remain.  
There will be an additional bedroom in the loft.

#### Layout

To facilitate the loft conversion the ceiling on the first floor will be lowered without to affect the existing windows and a new timber staircase will be installed to reach the loft level.  
Some works are required to the first floor to configurate the new staircase.

#### Scale

The new window dormer, subordinate to the main roof, will complete the balance of the side elevation on which already insists the projecting entrance volume with gabled roof.

#### Appearance

The dormer window cladding will match the existing roof tiles.  
Joinery details will match the building's existing.

#### Access

The pedestrian and vehicular access to the property will remain unchanged.

#### Conclusion

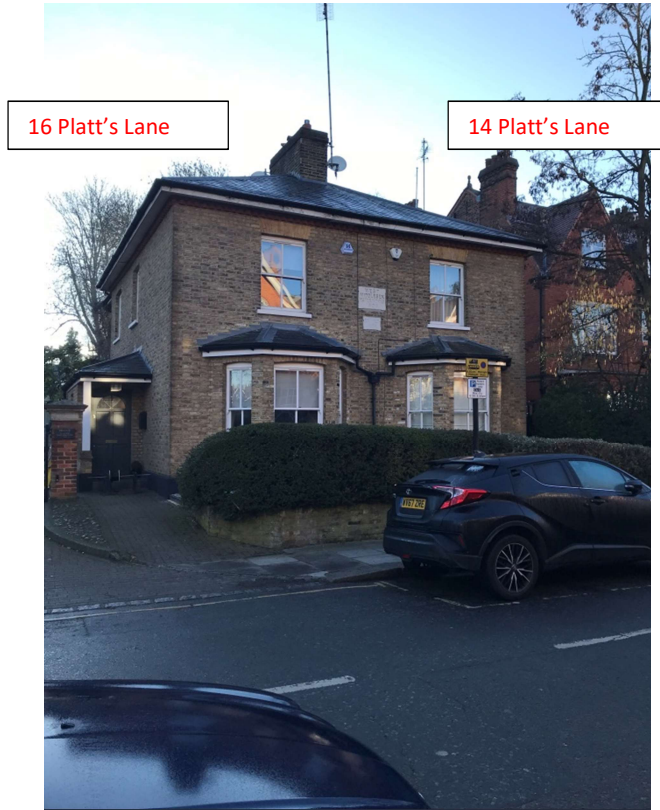
The proposal is for constructing a new dormer window and installing a new rooflight. The dormer will looks out over the front car-park of Windsor court, no loss of privacy will be caused to the neighbours.

Furthermore, as shown in the photographs attached, throughout Platt's Lane, there are many examples of dormers, including on properties which are prominently located in relation to the road. There are also additional constructions and add-ons on the roofs of nearly every house on the road. (Please refer to "Photographic Survey of existing area")

The proposed dormer window, subordinate to the main roof and finished with materials matching the existing, will not materially change the character of the building as a whole, which will remain symmetrical with the adjoining neighbour at No14 Platt's Lane.

The dormer window, should not impact the residential amenity of the neighbours or the character of the host building.

*Photograph 1 - Street Elevation*



*Photograph 2 - Side Elevation*



*Photograph 3 - Rear Elevation*



*Photograph 4 - Side Elevation at No 14*

