

# D I S T R I C T

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

## Introduction

This statement has been prepared to accompany our application for our proposals at 50 Lady Margaret Road. This application follows our prior approved applications in May (Ref 2019/2203/P) and September (2019/2768/P) and seeks approval to marginally increase the already approved rear dormer. The new space is to provide a new master bedroom and en-suite with a separate study space.

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**.

A further application for the rear dormer element only was made in April 2019, **Ref 2019/2203/P** and granted in May 2019.

As noted above a further application was approved, **Ref 2019/2768/P** for the front dormers and extending the main pitched roof over the historic side addition.

## **Proposals**

The following text in *italics* is extracted from the prior Design and Access Statement and is included to set the context and history of the proposals.

### **Main Rear Dormer**

*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 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.*

These works were approved in the September approval.

### **Extended Roof**

*The second element (of the previously approved application) 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. (these visuals are included below and have been updated to reflect this submission)*

### **Additional Width to Rear Dormer**

This application is solely concerned with an additional 1m width to the approved rear dormer. The host building benefits from a greater width than surrounding and similar properties due to the historic side addition. The prior application approved the extension of the original pitched roof over this side addition therefore creating a more harmonious appearance between the various elements than its existing appearance.

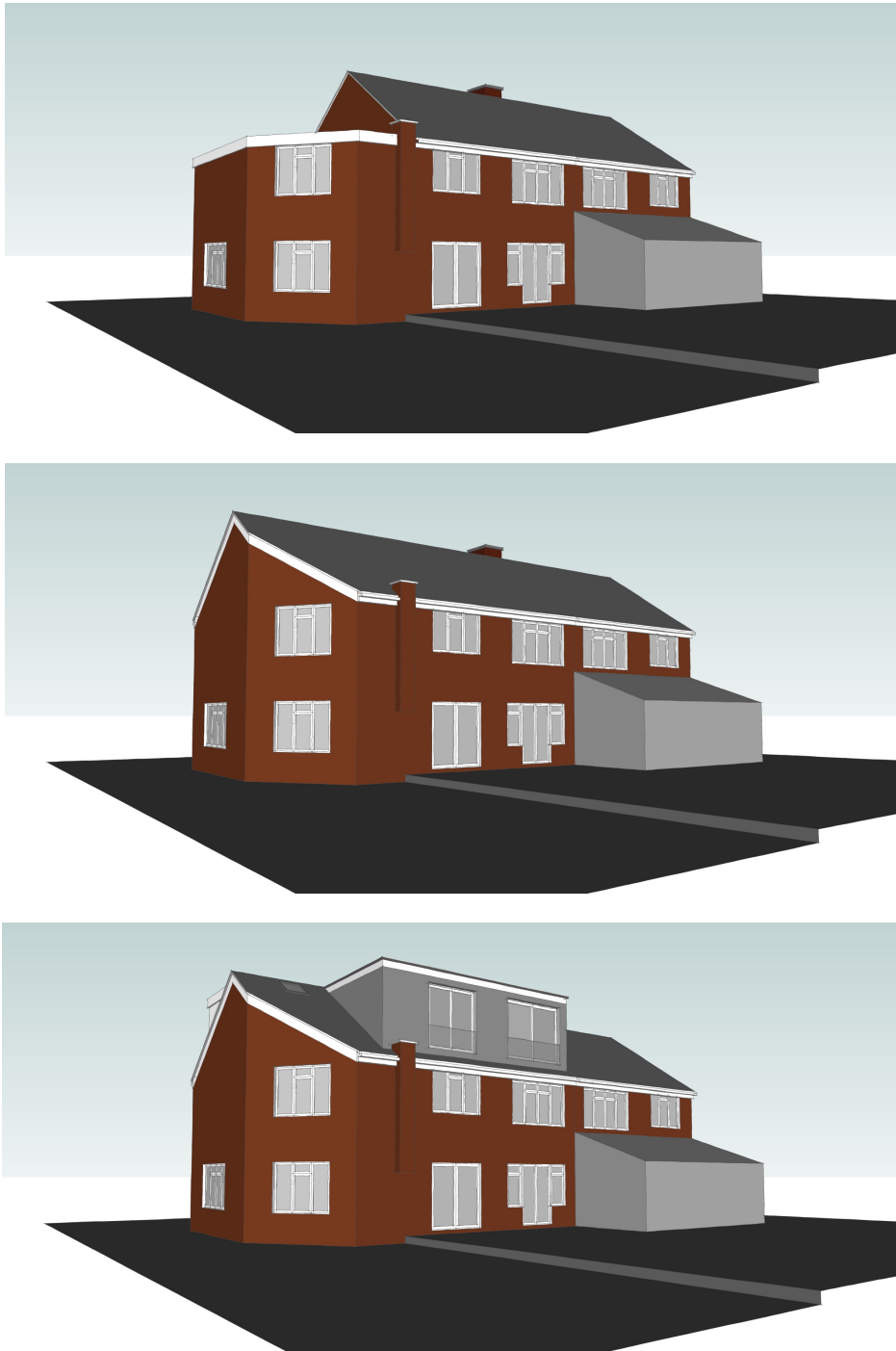
The revised scheme seeks to form a marginally wider rear dormer across the approved extended pitched roof. Beyond this a large portion of the new pitched section of roof is maintained, thus ensuring that the proposed rear dormer, whilst wider, is still subordinate to the overall pitched roof element of the main host building.

The additional width to the rear dormer, vastly improves the possible internal arrangements. Firstly, this allows the new stair to the new second floor to fully stack over the existing therefore creating a more efficient floor plan on the upper floor. The minor additional width allows a passage from the main rear dormer directly into the newly created roof space within the previously approved extended pitched element. The previous scheme, due to the width of the dormer, the position of the stair and the pitch of the roof did not allow for this, therefore creating an effective intermediate level between first and second floor within the new roof space. This approved plan is included in the submission.

The main consideration for the applicants in pursuing the wider dormer is to allow the formation of another Study space due to their current employment which requires both to work extensively from home.

## 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.

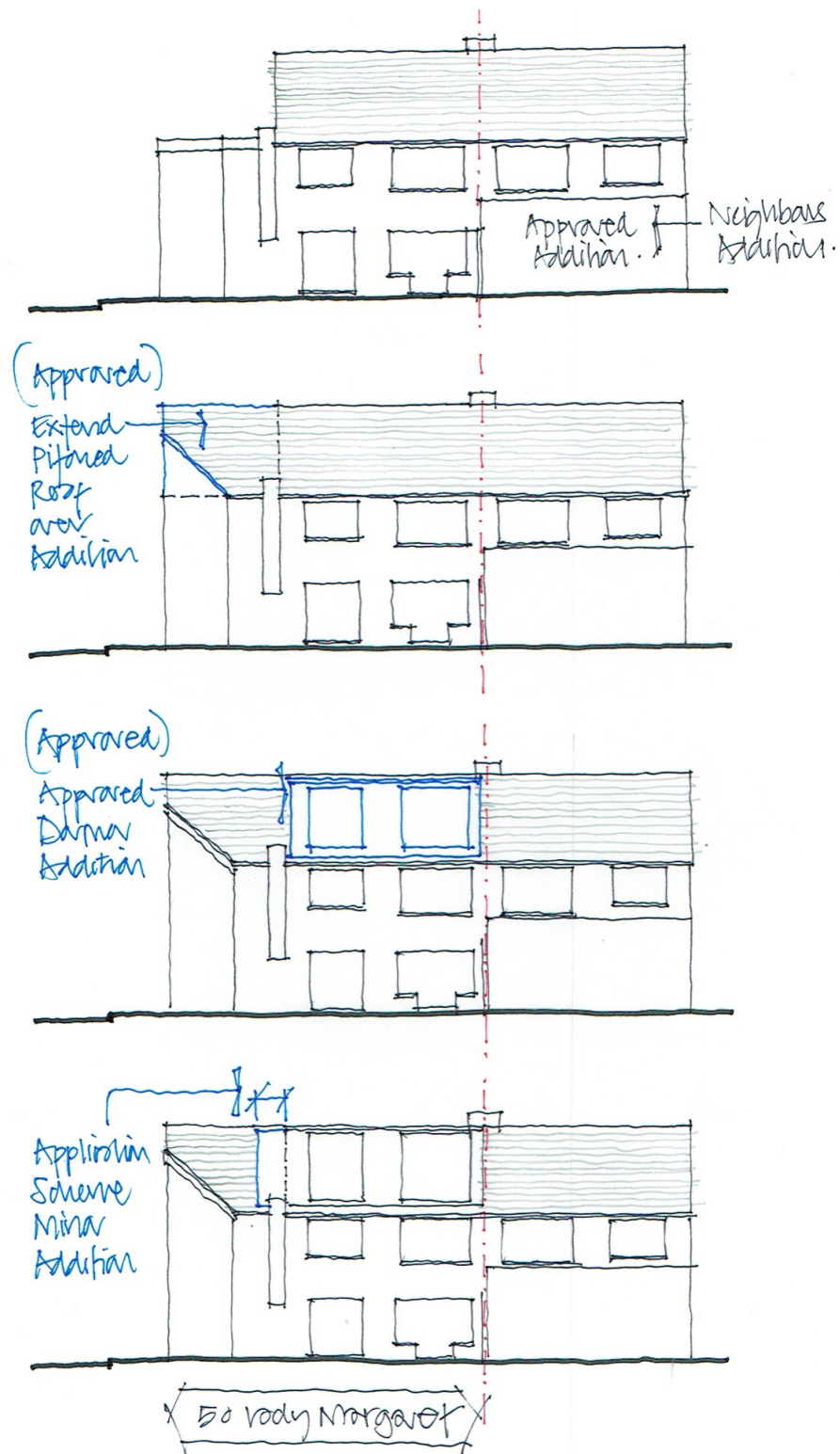


**Fig 1 . 2 . 3 .** View of rear corner of 50 Lady Margaret Road along Ospringe Road.

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.

## Development from Previously Approved Scheme

The following sketches indicate the development of the scheme from the existing building, through the previously approved scheme to the current application.

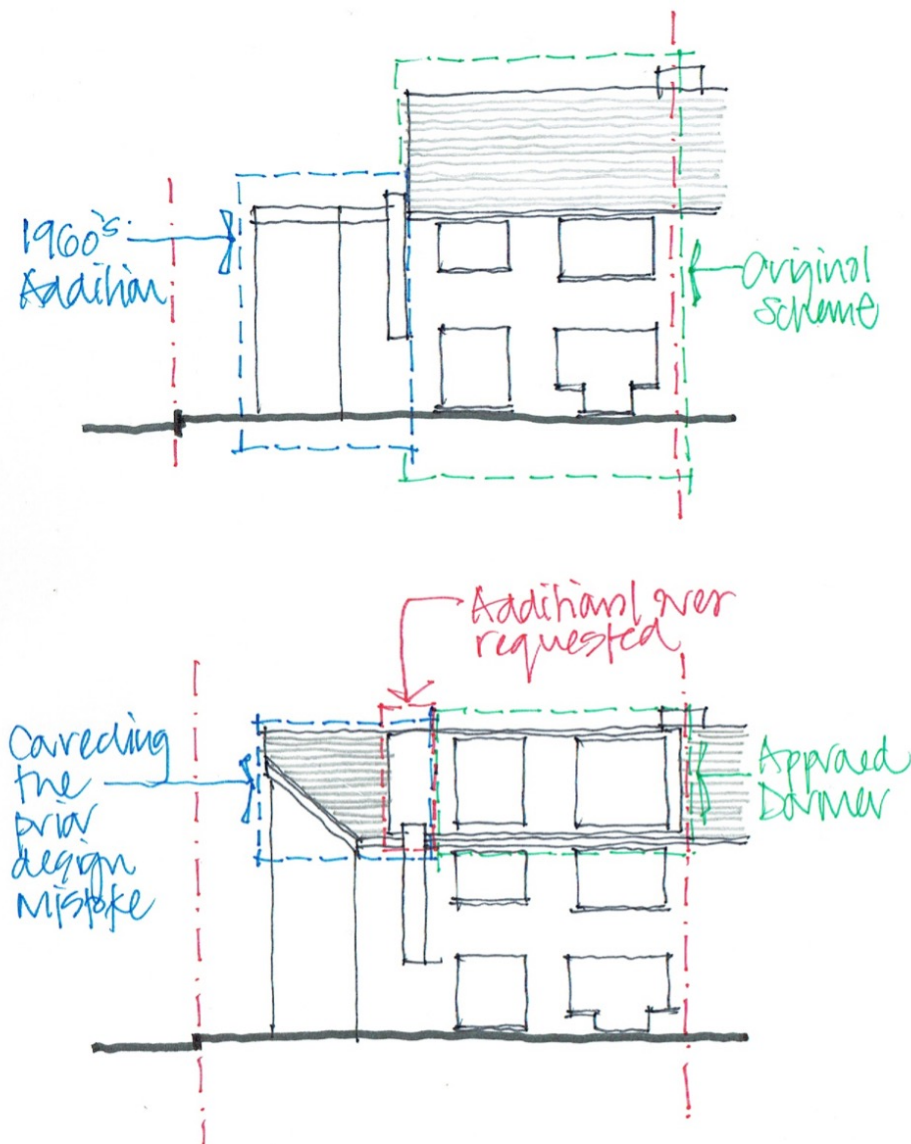


**Fig 4 .** The sketches above show the progression to the current application scheme and how the additional projection applied for within this scheme is minor in the context of the prior approvals.

## Historic Context

Whilst the intention with the scheme has of course been to provide the property and homeowner with the additional space formed by the rear dormer and front dormers, part of the design aesthetic has been to correct an historic mistake made with the earlier two-storey side addition. It has always been felt by the client and ourselves, as well as being expressed by the case officer (although verbally) during the original Pre-application scheme, that the extended roof over the side addition sought to correct the design mistake made by the flat roof and awkward detailing created by the addition.

As such there is an argument to be made that in seeking to add the useable additional space created by the dormer, the extended roof is vital to ensuring that the earlier mistake is corrected before we consider the dormer to ensure that the overall harmony of the building improved. There is therefore an argument to be made that this roof should always have been in place and the rear dormer be considered as an addition to the whole roof extended roof. With that in mind and with reference to the sketches below the additional 1m width requested in this application we feel is de minimis in this context, as well as what has been approved to date.



**Fig 5 . Existing and Proposed Rear Elevation Sketches.** As noted in the above sketch the blue area we note as being required to correct the design mistake made in the historic side addition whilst the red area is the small volume requested within this application beyond the approved dormer. A good proportion of the extended roof plane is maintained ensuring a hierarchy between the various elements.

## **Materiality**

The new 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.

## **Access**

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

## **Conclusion**

This application seeks approval on the proposal to extend the width approved rear dormer by 1m over the approved extended ridge. This marginal addition has a minor effect on the appearance over the already approved works and importantly retains a good proportion of the extended pitched roof over the historic side addition. It does however allow for a vastly improved internal arrangement in particular allowing access directly from the rear dormer into the roof space over the historic side addition. Furthermore, this flexibility allows for the provision of a separate study space for use by the current occupants.

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.