

Design & Access Submission Statement

**19 Carlingford Road
London NW3**

6 Wrotham Business Park

Barnet Herts EN5 4SB

T: 020 8275 1080

F: 0800 007 3003

E: enquiries@planningconsent.com

1.0

The subject property forms part of a continuous terrace along Carlingford Road. It is set over four floors with utilised roofspace above.

The building is used as 3no self contained flats. The application refers to the uppermost flat which is located on the second floor and roof levels.

Carlingford Road forms part of the Hampstead Conservation Area and is very similar in characteristics to the surrounding roads, in particular Denning Road adjacent.



Application property, front elevation.



Carlingford Road showing front elevation of application property

(Bing maps)



Carlingford Road showing rear elevation of application property

(Bing maps)

2.0 The subject property already benefits from a full width rear facing dormer window. The proposal is to reduce the width of this and replace it with a more appropriately sized feature incorporating a small terrace. It is also proposed to insert a front dormer window.

There are a large amount of both rear and front facing dormer windows along Carlingford and Denning Road. This can be seen from the street images above.



Street perspective of Carlingford Road.

Dormer windows are now a feature of both streets.



View of the rear rooflines of Kemplay Road properties facing Carlingford Road. The photograph was taken looking out of the existing dormer window of the application property.

Reference is also made to a recent planning approval on the neighbouring property, No 21 Carlingford Road (planning reference 2015/2952/P) for front and rear dormer windows. The application scheme has been prepared to propose very similar sized windows that will match the roofline of this property.

At present the subject property has a full width dormer window on the rear elevation which is

poorly designed and is not sized in accordance with planning policy. The proposal reduces the width of the window and this allows the roofline to be reinstated either side, creating a more appealing appearance which is in accordance with policy and similar to the design of the neighbouring roof.

3.0

Conclusion

The proposal therefore seeks to amend the existing rear dormer so that it is more in line with recent alterations on neighbouring buildings and to offer a benefit over the existing appearance. The front dormer window matches that which was recently approved at No 21 Carlingford Road.

The scheme is therefore in accordance with design principals and policies set out by the Local Authority.