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Planning, Design and Access Statement:

Addition of Replacement Dormer

At

8a Lancaster Drive,

Belsize Park,

London,

NW3 4HA

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1. Introduction

- 1.1 This statement is written in support of a planning application to replace an existing front facing dormer with an enlarged dormer. The enlarged dormer will benefit the property through the creation of more internal space within the associated bedroom and will also be more thermally efficient compared to the existing dormer structure which was constructed decades ago.
- 1.2 The application site is located within the administrative area of Camden Council and is located within the Belsize Conservation Area.
- 1.3 A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and, where possible, enhance

2. Site Context

- 2.1 The application site is currently formed of a detached 5 storey town house which has been split into 3 flats with the application site occupying the top two floors.
- 2.2 The building forms part of a row of 6 properties all of which are of a similar appearance. As visible from the streetscene, 5 out of the 6 dwellings benefit from front facing roof dormers and balconies of varying size and design. Currently, the application site has the smallest front facing dormer which serves a bedroom on the 5th floor.
- 2.3 With regards to the streetscene more generally, it is formed of a combination of terraced and detached properties many of which have grand and ornate architectural appearances which creates an impressive sense of place.
- 2.4 As previously stated, the application site is located within the Belsize conservation area with special policies applicable to preserve and enhance the special character and appearance of the area. As stated within the Conservation Area Statement, Lancaster Drive is located within the Belsize Park conservation area the description of which is as follows:

Belsize Park, Belsize Park Gardens, Buckland Crescent and Belsize Square represent the core area of the Belsize Park development undertaken by developer Daniel Tidey on the site of Belsize House in the mid-1850's. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. In Belsize Park, Belsize Park Gardens, Belsize Grove, Buckland Crescent and Belsize Square the predominant type is the paired villa. The villas are symmetrical about their slab chimney stacks, have hipped, slate roofs with overhanging eaves which are supported on brackets, the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes.

Forming the south-eastern edge of the square is a notable group of detached brick villas (Nos. 2-12 Lancaster Drive) with stucco ornamentation which are of a different style to the surrounding development. These are seen together with two identical properties (Nos. 2 & 4 Lambolle Road) and are the same as the group at Nos. 21-35 Lancaster Grove.

3. Planning History

- 3.1 Research on the Camden planning database returned no relevant results for planning applications previously submitted at the site.

4. The Proposal

- 4.1 The proposed application is seeking permission to construct an enlarged dormer and balcony to the front roof plane of No.8a Lancaster Drive. As shown on the existing plans, the application site currently features a small front dormer and balcony area which has an overall width of 1100mm. The building also features larger roof dormers to the side and rear elevations.
- 4.2 As illustrated by the below image, a number of adjacent buildings located along Lancaster Drive have larger sized dormers and balconies located on the front roof plane.



- 4.3 Front facing roof dormers of a larger scale can also be found on other properties located on Lancaster Drive as shown below.



4.4 Located on Belsize Square, these properties which again are within close proximity to the application site benefit from dormers of a similar size as to what is being proposed under this application.



4.5 As proposed, the new dormer will have an overall width of 3.2 metres which is similar to dormers shown in the above images. The height of the dormer would match existing, and the balcony area would retain the same depth of 1.45 metres with the width increased to 3 metres overall.

4.6 Externally, the dormer will have a flat roof finish as is common within the conservation area and will be finished in a contextually appropriate and high quality zinc finish. The proposed sliding doors will be specified with a white aluminium finish, with the balustrade formed of 800mm high safety glass.

5 Planning Considerations

5.5 Section 3 of the Camden Planning Design Guidance states the following:

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*

5.6 Section 5 of the Camden Planning Design Guide provide the following guidance on roof alterations:

Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form.

Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:

a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow pitched roofs.

b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

c) Dormers should not be introduced where they interrupt an unbroken roofscape.

d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable. It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line.

f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

5.7 Local Plan Policy D1 – Design states that:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value*

5.8 Local Plan Policy DP2 – Heritage states that

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.

5.8 In consideration of the relevant design guidance and planning policies, it is deemed that the dormer as designed would be appropriate from both a design and contextual perspective. As outlined in this statement, the proposed dormer and balcony area would be of a scale, size and form which is similar to existing dormers within the immediate and wider streetscene context. Given the proximity of these precedents and the design and material usage put forward for the new dormer, it is considered that it will preserve the character of the conservation area and appear as a contextually appropriate addition to the roof line of the application site and street.

6 Conclusion

- 6.5 This statement provides an overview of the policy and contextual factors that have influenced the development proposal.
- 6.6 In conclusion, it is considered that this statement establishes that the proposal is a contextually appropriate and policy compliant form of development. As such, it is hoped that members of the local community and planning authority support this application and permission can be granted.