



# DESIGN AND ACCESS STATEMENT

2 TWISDEN ROAD  
LONDON  
NW5 1DN

**Date:** October 2022

**Revision:** 02

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**For the purposes of Planning Application only.**

## 1.1 Introduction and Application Site

This statement aims to provide a secondary revision to the initial DAS that was rejected due to the hip to gable end conversion we hoped to achieve acceptance for. The revised scheme aims to propose the erection of a small rear dormer in order to access for the stairs to access the loft floor space. The existing hipped roof overall structure remains as is with the addition of a small rear dormer, along with the addition of one conservation sky light to the front roof slope. It is to note that the windows for all the first floor and loft space will be double glazed, however, the materials will be to the specifications set by the Dartmouth Park Conservation Area. The proposed conservation skylights shall not exceed the 150mm projection from the slope of the roof. This document is prepared in conjunction with the revised planning application for 2 Twisden Road and should be read with its associated drawings.

The application site sits at no.2 on the western side of Twisden Road. The property is an existing three-storey Victorian end of terrace property subdivided into three flats. The property falls within the Dartmouth Park conservation area within the London Borough of Camden, shown in figure 1 below.

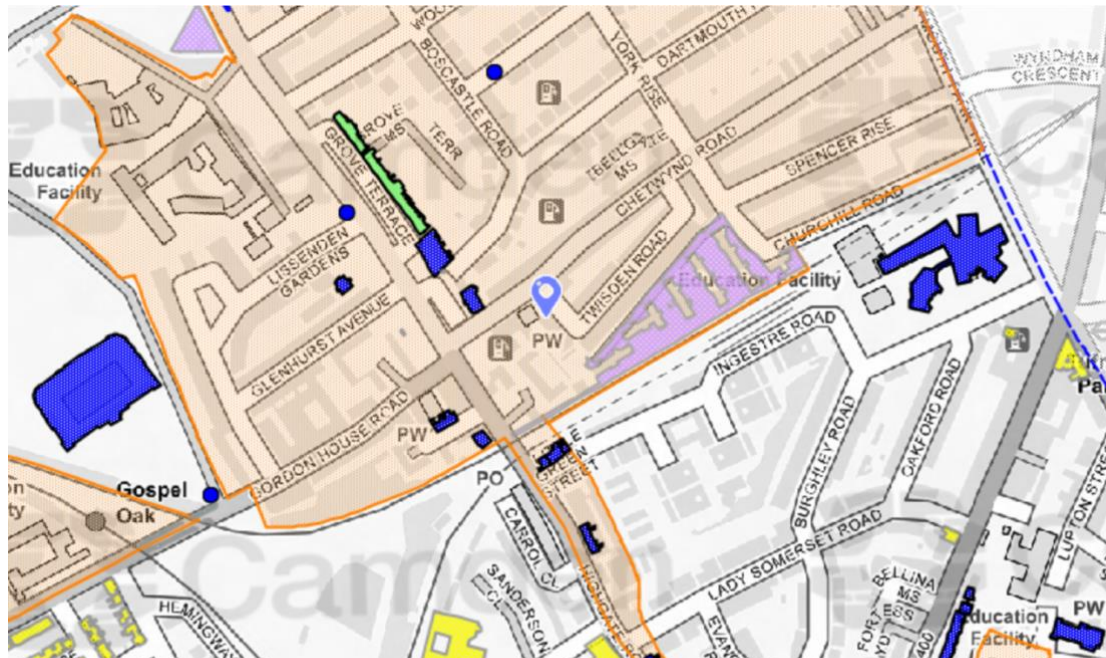
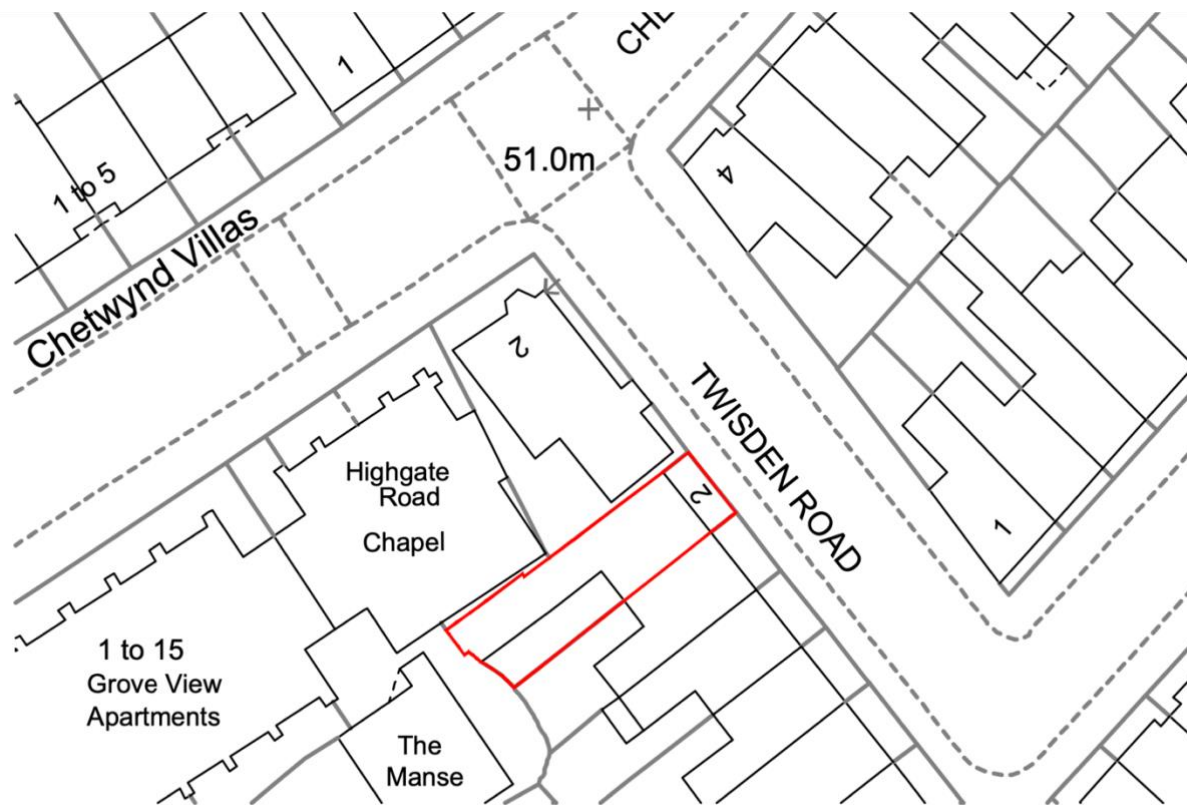


Figure 1 - Dartmouth Park Conservation Area Map

The road consists of well-maintained and linear rows Victorian Terrace properties, with stock brick-work and slate tiles, with uniform fronts but with many roof and rear alterations. The roofline at the front of the terraced properties is predominantly unaltered apart from some properties benefitting from the planning consents for the installation of the rooflights. The rear roofline of the neighbouring properties has been extended for 3 of the properties out of the 6, with property no.6 benefitting from a larger rear dormer compared to the other two smaller dormers of no.10 and 14.



*Figure 2 - Showing the Ordinance Survey Map of no.2 Twisden Road*

## 1.2 Design Description and Context

Flat no.2 Twisden Road is situated on a circa 128m<sup>2</sup>, slightly irregular but a rectangular site with the flat being 46m<sup>2</sup>. The proposal is to maintain the existing hipped roof but with the addition to erect a rear dormer to accommodate the property. The current flat benefits from a living space, a bathroom, and a kitchen and would like to accommodate for a bedroom in the proposed loft space. One skylight that is conservation area appropriate will be installed in the front roof slope and previously mentioned, will protrude minimally, less than 150mm. Additionally the existing flat windows will be replaced with double glazed windows while maintaining the overall materials/design of the windows to suit the conservation area.

The proposal for this loft extension has been carefully considered, taking into account the effects on the neighbouring properties, being respectful to the conservation setting, and to the proportion of the existing terraced property. The proposed dormer has been specifically designed to match that of the rear dormers accepted in the conservation area.

Since the appearance of the principal roof remains unaltered (hipped roof), the addition of the rear dormer will result in the rear of the property to be aligned with the neighbouring properties along the stretch of the road. Hence this design will be sympathetic in relation to the existing dormers present along Twisden Road and will contribute in a positive way to the appearance of the rear of the properties.

## 1.3 Use

The current use of the property is a residential flat of use Class C3, which will remain unaffected.

## 1.4 Amount

Hipped roof to be maintained while a small a rear dormer will be proposed, converting the existing loft space into a habitable floor space.

## 1.5 Layout

The layout on the first floor will largely remain unaffected besides the removal and relocation of certain walls to achieve a bedroom and a bathroom while a new staircase is designed in the existing kitchen, along the party wall due to the restrictions in place for this specific dormer conversion. The proposed loft space will provide an additional, small bedroom.

## 1.6 Scale and Appearance

The proposed dormer conversion aims to fit in with the existing property in terms of scale by being inferior to the original house. As previously mentioned, the rear dormer addition, due to its scale and size will have minimal impact to the existing roof as the principle roof design of the hipped roof will remain unaltered. The rear dormer design is to match that of the other approved dormers on the terraced houses. The dormer aims to have appropriate size windows to match that of the existing house windows, although they will simply all be double glazed but the appearance to remain matching to that of the existing house. The dormer windows will be conservation-area appropriate in terms of materials; timber framed windows and slates and tiles will also be used to match that of the original house and adhere to the policy D3. Features such as chimney stacks and any parapet walls will remain unaffected to preserve the characteristics of the property.

## 1.7 Access and Amenity

The existing access of the property will remain unaltered.

It is acknowledged that the proposed development will have minor if any amenity impact. It is not envisaged that there will be any impact of light, privacy or outlook.

## 1.8 Adherence to Policy Documents

The proposal seeks to adhere to the relevant policies of the Camden Local Plan:

- D1 (development to respect the local context and character and policy)
- D2 (requires development within conservation areas to preserve or where possible enhance the character of appearance of the area).
- Camden Planning Guidance – Roof alterations and extensions – general principles
- Dartmouth Park Conservation Area Appraisal and Management Strategy

All the above policies have been analysed and guidance has been applied to the proposed scheme for no.2 Twisden Roa

## 2.0 Conclusion

Careful consideration was given to this property, especially after the initial application of the hipped to gable end was rejected; to make sure the proposal has minimal impact on the existing dwellings and street scene and respects the Dartmouth Park conservation area. The design of the building is such that it

comfortably fits with the surrounding developments from both the front and rear view. The style, positioning, and balance of the proposed features such as windows, the proposed roof type have been designed to match that of the original property.

The proposal is to merely meet the needs of the householder in achieving a bedroom in the loft space. The proposal seeks to have little to no impact on the amenity of the neighbouring properties and seeks to preserve the appearance of the terraced conservation properties. As highlighted previously, the proposal aims to fit better with the neighbouring properties by imitating the same dormer design as that of the neighbouring properties in the conservation area.