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**Flat C 39 Lady Margaret Street, London NW5 2NH**

## **DESIGN AND ACCESS STATEMENT**

Proposal for the replacement of existing front and rear dormers with new front dormers and rear dormer incorporating a roof terrace.

05.12.2022

# 1 INTRODUCTION

This planning application seeks to improve the accommodation, amenity, and general standard of living of flat C at 39 Lady Margaret Road, a Victorian terraced house within the Kentish Town Conservation Area.

ECA Studio has been appointed for the design of the roof alterations comprising the enlargement of front and rear dormer with terrace.

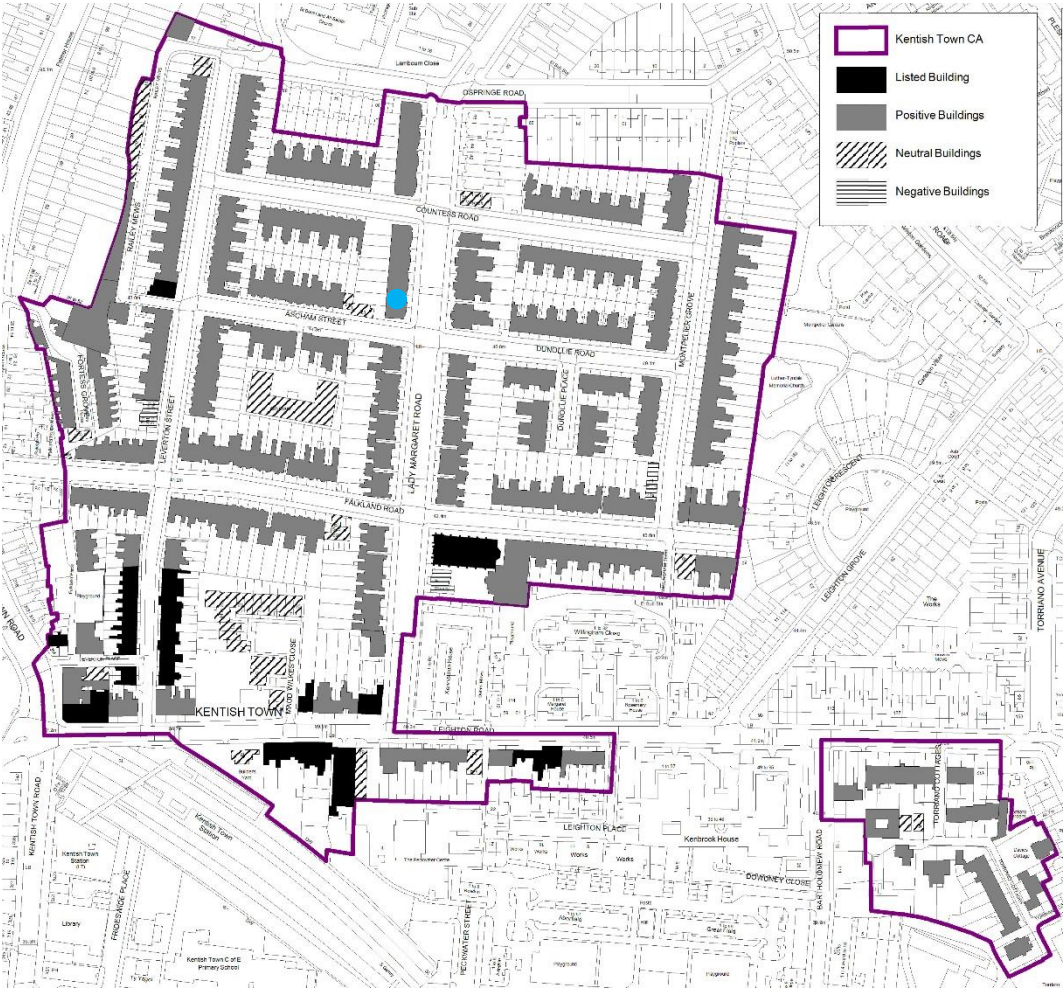
This document has been prepared to support the Planning Application submitted to The London Borough of Camden and should be read in conjunction with the submitted drawings and supporting documents.

# 2 LOCATION AND CONTEXT

No 39 Lady Margaret Road is part of a terrace consisting of eight houses 4 storey high between Ashham Street and Countess Road. The properties in Lady Margaret Road, a tree lined street, were constructed circa 1875 when the area was developed to create prestigious residences.



39 Lady Margaret Road Front elevation



Kentish Town Conservation Area



Applicant Site



From No 37 to No 67 the properties on Lady Margaret Road are consistent in style and over the years have been altered especially at roof level. Front dormers and rear dormers with terraces are now a consistent feature and an established forms of roof alteration in these two terraces.

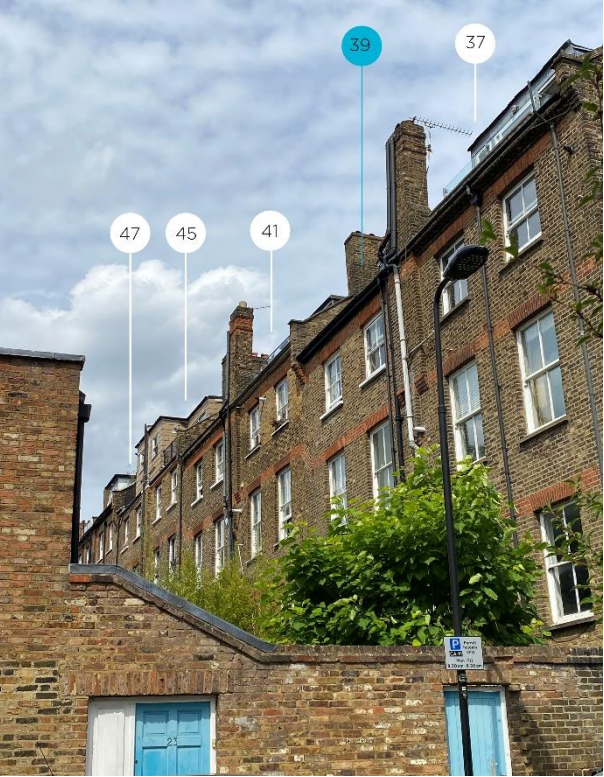
A variety of alterations can be observed in the rear elevations resulting in the roof line being largely impaired, as shown in the pictures on the right.

Roof terraces provide valuable amenity space and are increasingly common in the terrace. Two typologies can be observed: a rectangular shape terrace in front of the rear dormer (No 51-41 and 37) and a more square terrace on the side of the rear dormer (No 49, 47 and 45).

● Applicant Site



Rear elevations from No 69 to No 37 Lady Margaret Road above. Views from Ashham Street and Countess Road below

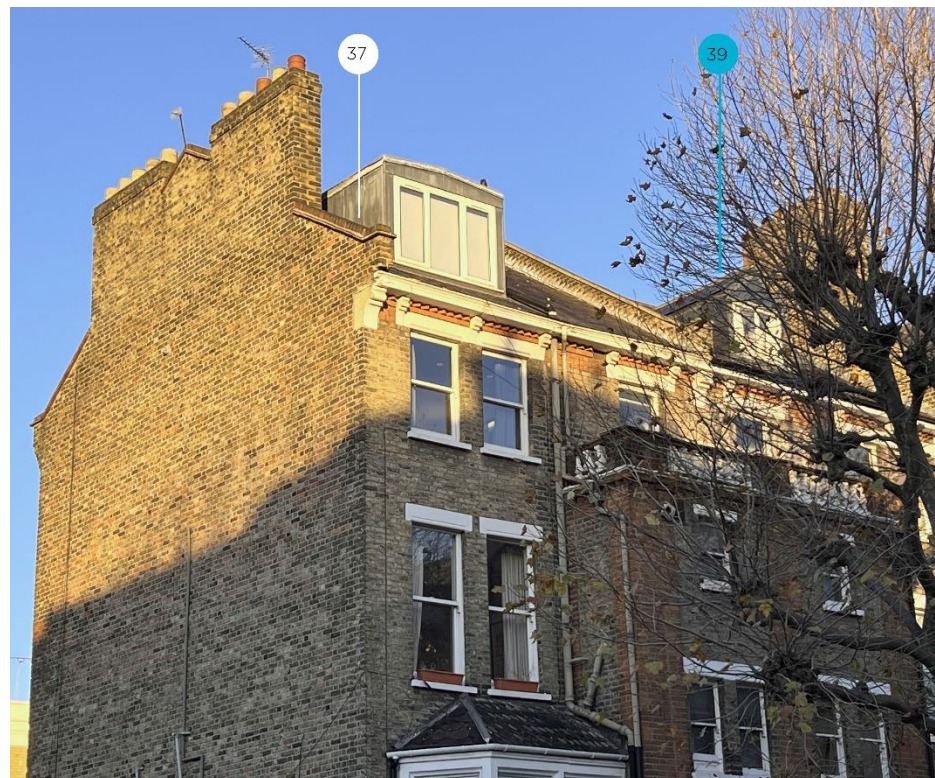
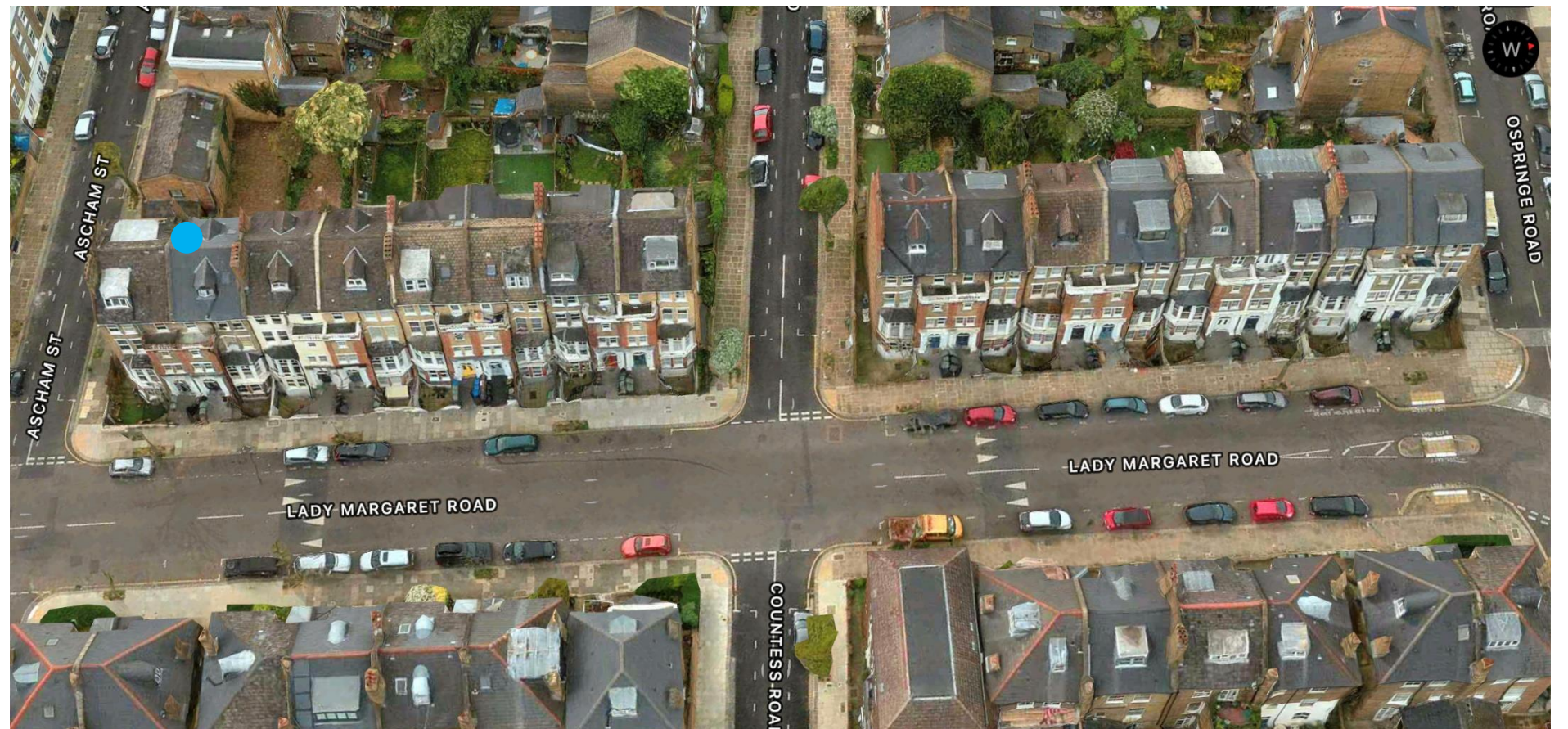




In all the front elevations on Lady Margaret Road from No 37 to No 67 front dormers and rooflights are recurrent and common elements in the roofscape.

As show in the pictures aside there are a range of sizes and types of front dormer within the terrace of which No 39 forms a part.

● Applicant Site





### 3 LOCAL PRECEDENTS

The works proposed in this planning application are increasingly common in the immediate area, with numerous precedents already set for similar projects on nearly identical Victorian houses.

Some significant approved planning permission precedents are listed below:

- 45-47 Lady Margaret Road (8701313): Conversion of two dwellings into eight 2-bedroom units involving a single-storey rear extension and roof conversion. (1988)
- 51 Lady Margaret Road (8701408): Conversion to form 3 flats and a maisonette with 2 storey rear extension, a rear dormer with terrace (1988).
- Flat 5, 37 Lady Margaret Road (2006/4495/P): Extension and alterations at roof level, including the removal of existing front and rear dormers and installation of new front dormer and a new rear dormer incorporating roof terrace to residential flat.
- Flat 3, 41 Lady Margaret Road (2014/5951/P and 2015/3829/P): Installation of a rear roof dormer extension with terrace to rear elevation.



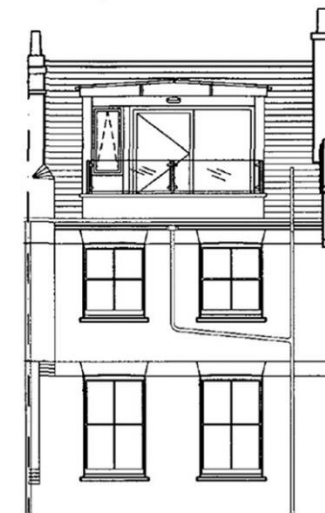
Rear Elevation No 47



Front Elevation No 45



Front Elevation No 47



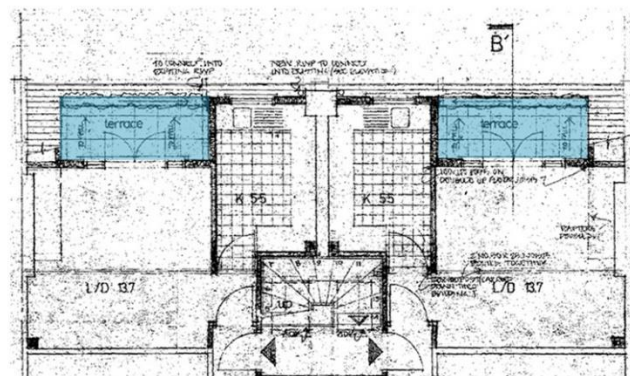
Rear Elevation No 37



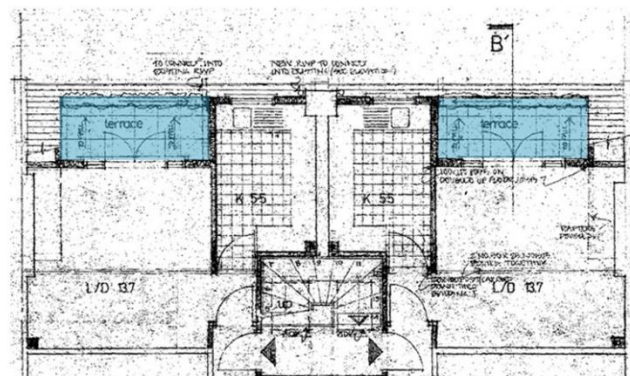
Front Elevation No 37



Rear Elevation No 41



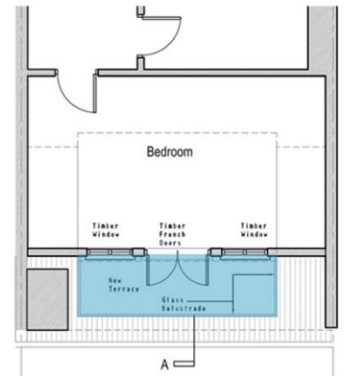
Top Floor Plan No 47



Top Floor Plan No 45



Top Floor Plan No 37



Top Floor Plan No 41

## 4 ROOF ALTERATIONS DESIGN

The proposed roof alterations as shown in the accompanying drawings are in line with the Council's intentions of maintaining, protecting and enhancing the built environment and the character of the terrace No 39 is part of.

The application site forms part of a terrace of 8 properties that all have dormer roof extensions, and the neighbouring properties have roof terraces. Furthermore, two additional properties in the same terrace have full width dormer extensions.

Flat C, 39 Lady Margaret Street is a 3 bedroom flat on the upper storey and incorporates the loft.

The proposed rear dormer, terrace and enlarged front dormer have been designed following the current planning policies (Camden Local Plan 2017, Kentish Town CA Appraisal and Management Strategy 2011) and guidance (Home Improvements January 2021). Previously Camden Council had a more restrictive design rules on roof extensions whereas now a more flexible approach allows to give more weight to existing older extensions in the immediate contest.

It is proposed to replace the existing front dormer with a wider one which has been designed to be in character with the approved dormers in the same terrace. Its form and location complement the composition of the front elevation resulting in appropriate alignments with the windows arrangement in the floors below. Three double glazed sash windows would be installed in the front dormer to bring in about the same light and air as the existing window and rooflight next to it.

The proposed rear dormer has been designed with a vertical window aligned with the windows below and a roof terrace on its side, to recall the existing roof extension at No 49, 47 and 45. The dormer would sit within the roof slope, and be set back from the roof eaves, the ridge and sides resulting subordinate in size.

Considering the established pattern of additions in the wider terrace and taking into consideration that the rear elevation of No 39 can be seen at an angle from Ashham Street, a glazed dormer cheek instead of a solid one is considered a more appropriate design choice and would achieve the highest standard of design promoted by the Council.

The recent and prolonged lockdowns we all experienced during the pandemic highlighted how important is having an external amenity space. The proposal includes a small roof terrace which by virtue of its position would not cause any significant additional harm to residential occupiers' privacy. Neither it will cause overlooking from the host building because of the acute angle of view and position as the terrace would be set back and mostly hidden behind the existing chimney stack and Party Wall adjoining No 37, minimising its impact on the street scene.

Most properties within the terrace have large dormers with terrace to the rear and the proposed terrace itself would not be excessively large and used in a domestic context. Therefore, it is not expected that this would create excessive noise.

The proposed dormers will be clad using natural slates and the existing roof, front and back, will be upgraded and fully insulated to meet current building standards and avoid heat loss. The existing single glazed timber windows will be replaced with double glazing timber windows to match the existing, improving the overall thermal efficiency of the flat.

It is proposed to install grey aluminium framed double glazed windows, and a glass balustrade to the terrace, established design feature in the neighbouring properties.

## 5 ACCESS

The current access to the property at No 39 Lady Margaret Road will remain the same through the front garden at street level.

## 6 CONCLUSION

In conclusion, it is considered that the proposed alterations are sympathetic to the original building, to the immediate contest and would accord with the principles set out in the current planning policies.

Due to its scale, siting and design, the current proposal is considered to avoid any harmful impact on the host property and would preserve the character and appearance of the Kentish Town Conservation Area.