



33 Gladys Road, NW6 2PU

Design & Access Statement

March 2023

Project details

**Client property address:**

33 Gladys Road
Camden
NW6 2PU

Resi address:

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London Borough of Lambeth

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Introduction & context

Description of proposed works

Proposed dormer enlargement , and all associated works at 33 Gladys Road, NW6 2PU

The same application was approved in 2016

Introduction

Resi has prepared this Design and Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development in the top floor flat at 33 Gladys Road, NW6 2PU.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is located within the Camden neighbourhood of Fortune Green and West Hampstead.

33 Gladys Road is a two-storey terraced house with a rear garden. The property **is not located in a Conservation Area and it is not listed.**

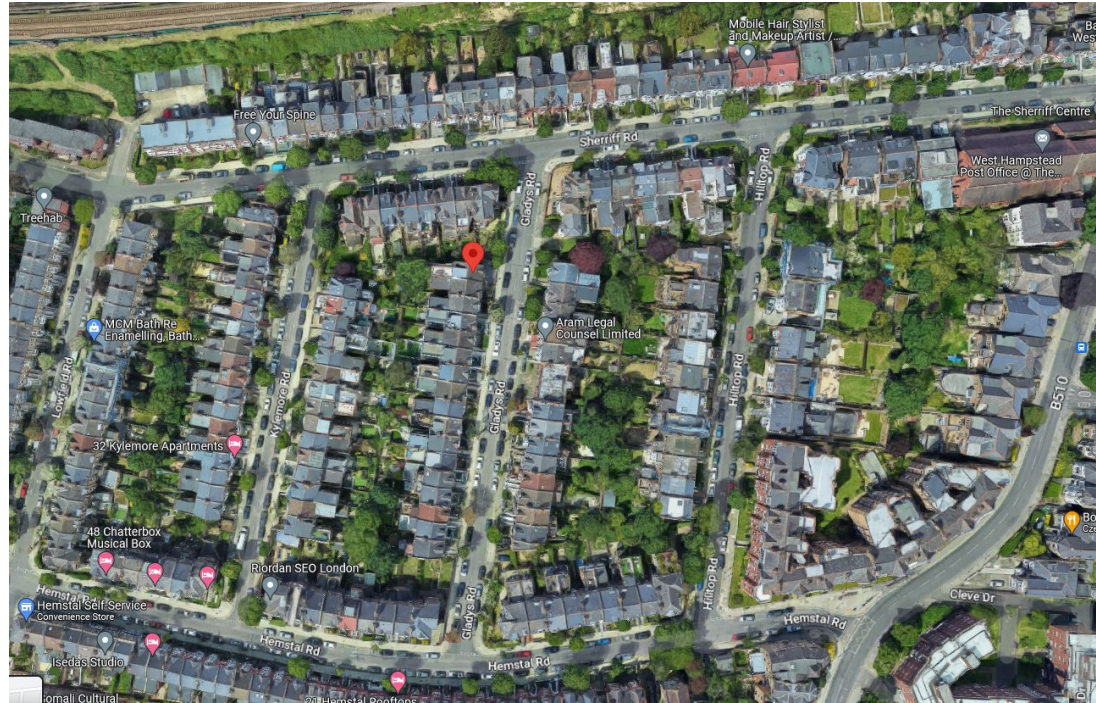
Site analysis

2.2 Site location plan



Site analysis

2.3 Site View



Site analysis

2.4 Existing photographs



Front view

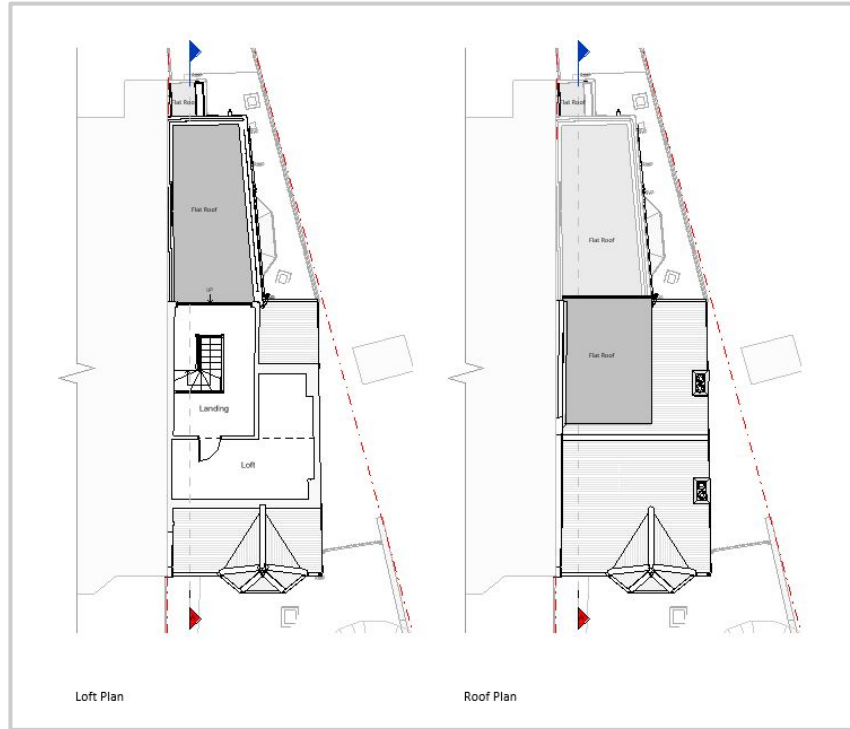


Side view

Site analysis

2.5 Existing plans

The existing floor flat benefits from existing loft conversion with main dormer. However the dormer is not utilized well and the size of it limits the use of the space.



Site analysis

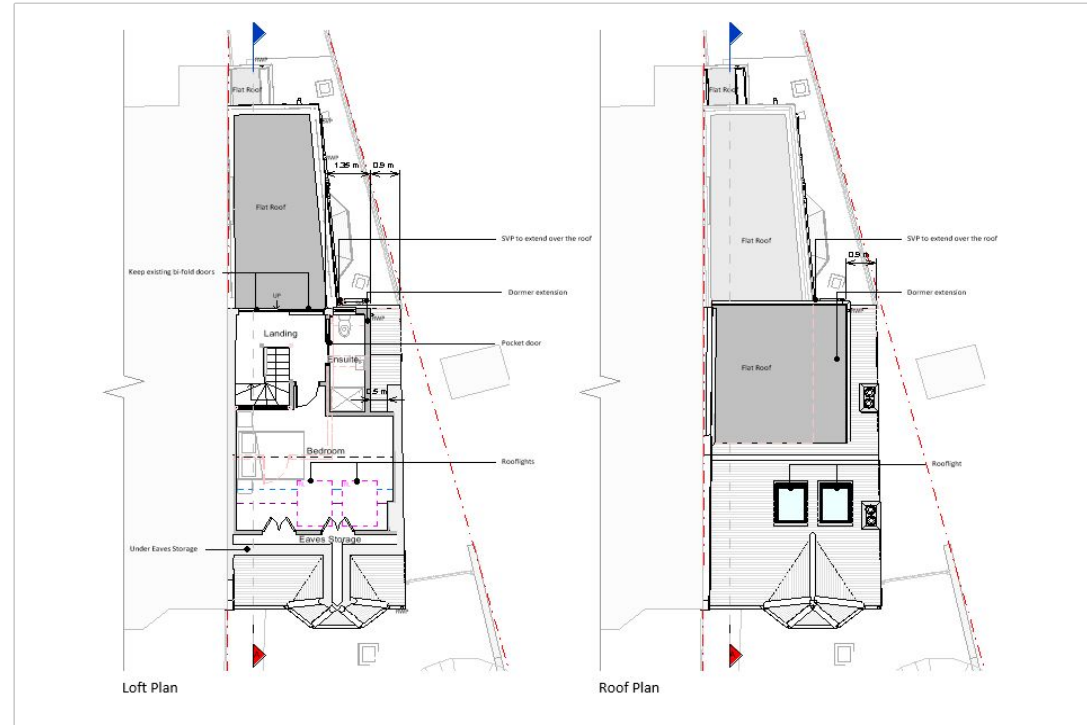
2.6 Proposed plans

Please refer to approved application for the same works - reference 2016/0972/P

The new design proposed to enlarge the dormer to the Right hand side only by 900mm.

This allows the property to benefit from an extra shower area and a proper bedroom to loft floor.

This application was submitted to the council in 2016 and was granted approval for the same size



General arrangement drawings

3.1 Plans, notes & considerations

Plans

The proposed dormer extension will allow to accommodate a shower-room in the loft.

The roof of the front elevation will host two rooflights that will bring light to the bedroom.

The extended dormer will not be visible from the front of the property and will not affect the adjacent properties.

Design consideration:

- 900mm gap is maintained between the edge of the house and the dormer.
- Proposes materials to match existing dormer ones.
- The dormer is in keeping with other dormers on the street with similar size and shape.

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

General arrangement drawings

3.2 Existing materials

Existing Materials:

Brickwork / Walls - Red brick and stucco details. Lead Flashing to existing dormer

Pitched Roof - Brown concrete tiles

Windows - White timber and uPVC windows

Doors - grey coated aluminium bifold

RWP's / Gutter's / Fascia's - Black uPVC downpipes and guttering



Front Elevation

General arrangement drawings

3.2 Existing materials

Existing Materials:

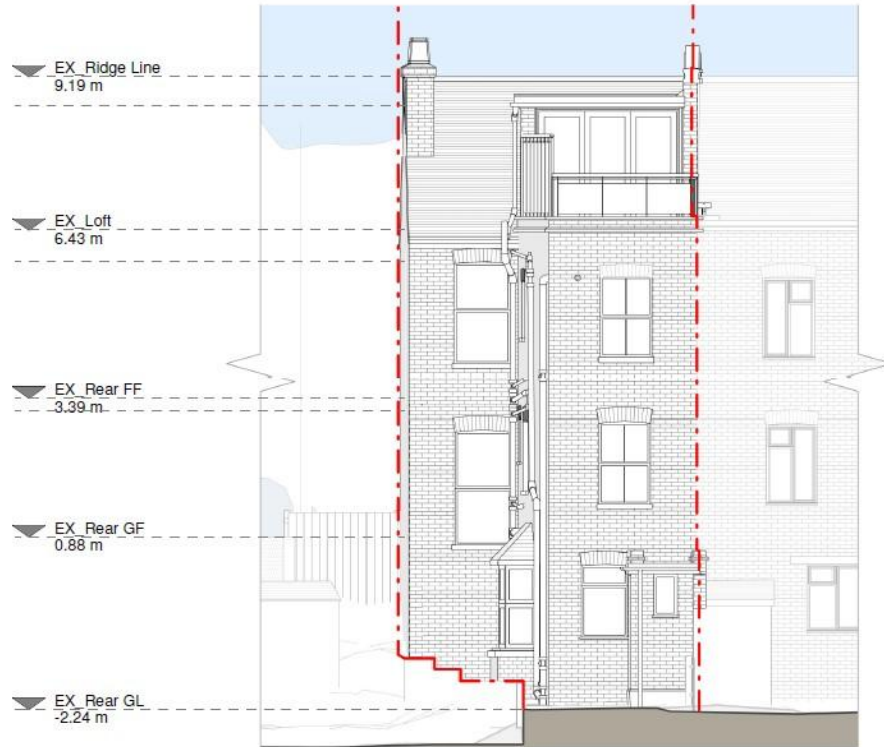
Brickwork / Walls - Red brick and stucco details. Lead Flashing to existing dormer

Pitched Roof - Brown concrete tiles

Windows - White timber and uPVC windows

Doors - grey coated aluminium bifold

RWP's / Gutter's / Fascia's - Black
uPVC downpipes and guttering



Rear Elevation

General arrangement drawings

3.3 Proposed materials

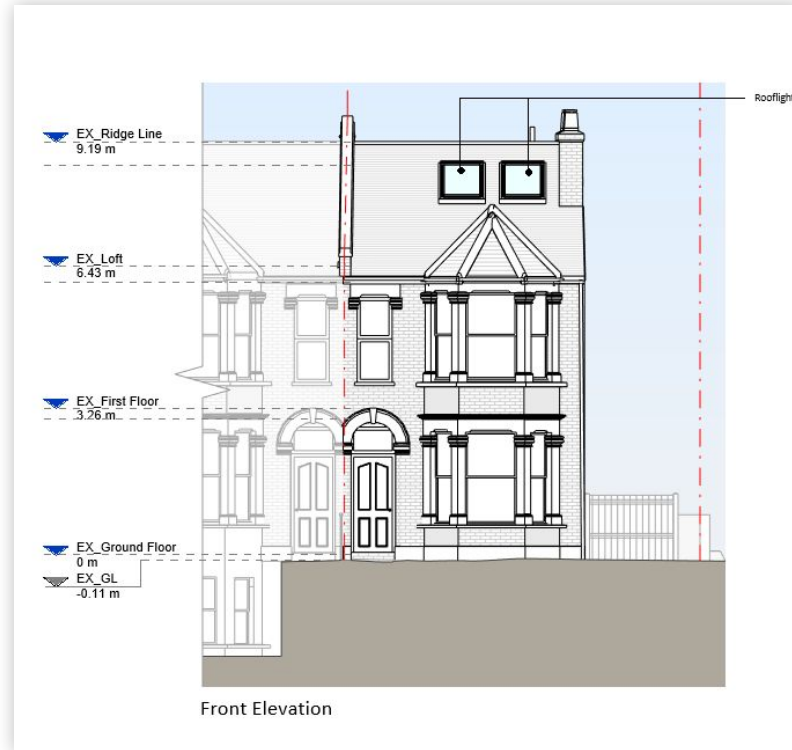
Brickwork / Walls - Slate tile to side of the dormer and lead flashing

Flat Roof - Fibreglass or similar

Windows - uPVC/Aluminum windows

Doors - No addition

RWP's / Gutter's / Fascia's - black upvc downpipes and gutterings to match the existing



General arrangement drawings

3.3 Proposed materials

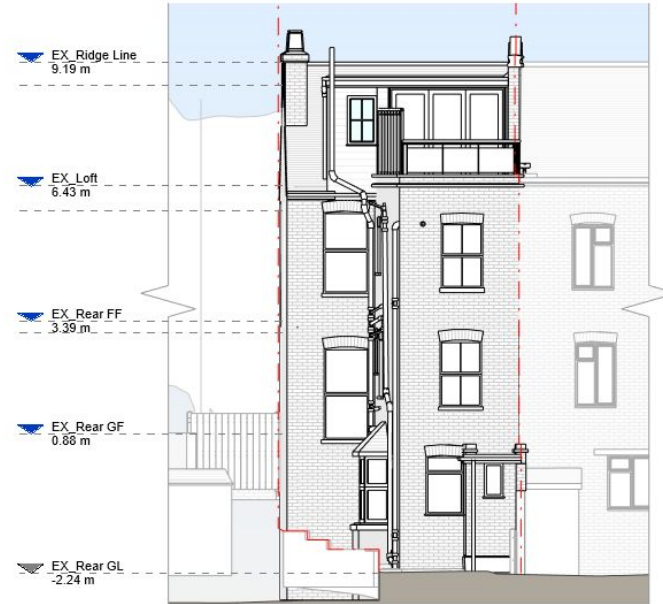
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Rear Elevation

Our conclusion

We believe the proposal complements the building and is in context. It does not affect the streetscape as in the same terrace there are other precedences.

The plan utilises the space to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal will be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the application, to safeguard the appearance of the premises and the character of the immediate area.