

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS

Address: 40 Orchard Road, London N6 5JR
Proposed Development: <i>Proposed rear facing dormer designed so that it is not visible from any part of Orchard Road. Finished in dark grey zinc to match the colour of the existing slate roof tiles. Small Velux at the front of the property towards the top third of the roof, flush mounted with a dark grey frame to match existing roof tiles.</i>
Assessment of the surroundings of the proposed development: Orchard Road is in a conservation area. It is also at the top of a terrace and book ends the run of similar looking properties. Its' existing roof profile helps maintain the character of the street and it is therefore a critical component of the look and feel of the area. Neighbouring properties have proportionately large and relatively tall (as high as the roofs' ridge beams) rear facing dormers which can be partially seen from the Parkland Walk to the rear of the street. This proposal is for a small rear facing dormer. It's roof is lower than the property's main roof ridge beam, is downwards sloping and is only partially visible from the Parkland Walk. It's impact on Parkland walk is also minimal impact due to its scale and form and also due the relative ground levels (Parkland Walk is more than 1m lower that the street level at No 40 – see Proposed Section and Collages). Neighbouring properties have small front facing Velux windows at the front of the properties. This would be similar to the proposed at No 40. The chimney stacks of the property as visible from the street will remain unchanged. <i>Orchard Road is a well presented street with properties of high value. The owner of No 40 wishes to make improvements to the inside of the property in keeping with its value and location.</i>
Consultation: <i>Neighbours at No 38 have been consulted and are happy for the owner of No 40 to introduce a small rear facing dormer that cannot be seen from Orchard Road.</i> <i>A 1:1 test of the proposed dormer roof heights visible from Orchard Road has been carried out. These heights have been used to inform the profile design of the rear facing dormer in order to achieve a profile which creates the required height inside the roof but also has no visual impact on the street side whatsoever.</i>
Evaluation: The owner of No 40 will not be approaching a party wall surveyor at this stage regarding the proposed dormer as the neighbour at No 38 is in principle happy with the proposal. Other objections to the proposal would seem unfounded as it is permissible to have a rear facing dormer in this street as long as it does not impact the street character along Orchard Road.
DESIGN COMPONENTS
Proposed Use(s):

The use of the house remains residential, and the use of the proposed roof space will be to create a small 4th bedroom, as is the case at No38 and in many other properties further down Orchard Road on the same side. It is permissible to have a rear facing dormer at this address in the conservation area as long as it does not impact the roof profile of the street from Orchard Road. <i>It is permissible to have Velux to the roofs at the rear of the property and the front Velux, which is small and will have a dark grey frame to match the roof tiles used on all roofs in the area will mean that it is discrete and will therefore not go against the character of the street in this conservation area.</i>
Amount and density of development: <i>The property will go from being a 3 bedroom house to a 4 bedroom house. The gross increase of footprint will be 37sqm – though the usable space will be less than this.</i>
Layout: <i>There will be no alterations to the layout and circulation of the house externally at ground floor level. The proposed loft conversion will require a new staircase internally which will be accessed via the existing landing at first floor level (see proposed floor plans).</i>
Appearance: <i>As described above, the appearance of the rear facing dormer is informed by the geometry of what is visible from Orchard Road. It will be finished in dark zinc to match the roof tiles. The window will be a portrait format to match the windows on the rest of the rear façade and the frame will also be dark grey. The proposed front Velux will also be dark grey to match the roof tiles and flush mounted.</i>
ACCESS COMPONENTS
Degree of access: <i>The proposed new bedroom will not be wheelchair accessible but as the other bedrooms in this property are on the first floor, the proposed new 4th bedroom does not worsen the wheelchair accessibility issue for this property. The aim for the staircase is to make it as wide as possible and as shallow as possible but this will depend on the dimensions of the existing condition which will be studied after planning consent is granted.</i>
Future access requirements: <i>Bedrooms could be moved onto the ground floor should accessibility be an issue for the owner or future owners at a later date.</i>
Emergency access: <i>The proposed development will have an escape access through the proposed staircase and also via the openable rear facing window which exceed the required minimum dimensions for an escape window.</i>