

11.02.2026

Design and Access Statement

Proposed Side Dormer Extension & Rooflight

Highfield
Antrim Road
Belsize Park
London
NW3 4XN

Introduction

This statement has been prepared in support of a planning application at Highfield, Antrim Road. Planning permission is sought for the construction of a dormer window to the second floor on the north-west roof slope and a rooflight to the north-east roof slope..

The proposal is described in this document and the attached drawings. The proposed side dormer will enhance the family use of the dwelling, while preserving the character and appearance of both the host building and the Belsize Park Conservation Area.

The proposal has taken into account the context of Antrim Road, where side dormer extensions are a characteristic feature of several neighbouring properties, including Kingswood, Epworth, Kingscliffe, and others. Furthermore, along Antrim Grove, similar extensions have been implemented demonstrating an established pattern of sensitively designed roof alterations within the immediate locality.

Description of the Existing Property:

The property is a two-storey semi-detached Victorian house dating from the late 19th century, constructed in red brick with a slate pitched roof and casement windows. The house retains many original features including decorative brickwork and traditional detailing to the eaves and window surrounds.

The property sits within the Belsize Park Conservation Area, characterised by cohesive Victorian streetscapes and a varied roofscape.

Design Principles and Concepts:

The proposal involves constructing a single dormer extension to the side of the roof slope. The design approach is to create additional usable floorspace within the existing roof volume in a manner that is visually subordinate and respectful to the building's historic character.

The dormer has been carefully designed in scale, form, and materials to integrate sensitively into the existing roofscape without dominating the property or disrupting the conservation area. The design/material selection reflects the existing dormer window at Kingswood on Antrim Road.

Additionally the proposed dormer is identical in scale and design to the recently approved planning application to the adjacent property Pembroke (2025/3295/P).



0.1 Image taken of Kingswood dormer extension

Intended Use:

The proposed development will provide additional space for a shower within the existing second floor bathroom, to improve functionality and usability of the dwelling as a family home.

Layout:

The dormer will be positioned on the west section of the side roof slope, set well back from the front elevation and eaves to reduce visibility from Antrim Road. The internal arrangement includes a bathroom with shower, sink and toilet. No changes are proposed to the ground floor, first floor, entrances, or the arrangement of private garden areas.

Scale:

The dormer will be subordinate to the existing roof form and set below the main ridge line. The proportions of the dormer have been designed to replicate the neighbouring Pembroke dormer (2025/3295/P) and subsequent existing dormer at Kingswood.

Landscaping:

The proposal does not include any changes to external hard or soft landscaping. The front and rear gardens will remain as existing.

Appearance:

The dormer will be finished externally in lead to match the neighbouring Pembroke dormer. A single casement double-glazed window will be installed in the dormer face, replicating the proportions and detailing of Pembroke and Kingswood. The glazing will be fully frosted to maintain privacy. Lead flashings will be used at all abutments to achieve a high-quality finish that respects the character of the Belsize Park Conservation Area and neighbouring properties.

Local Context and Design Response:

The design has been informed by the character and appearance of Antrim Road and the wider Belsize Park Conservation Area. Numerous properties along the street and adjacent roads have implemented similar side and rear dormers, establishing a clear local precedent for sensitively designed roof extensions. Properties that have implemented square dormer extension in the immediate context include numbers 1,8,10,12,14, Kingscliffe on Antrim Grove and Kingswood on Antrim Road. The only pitched dormer extension is at Epworth. Of the 14 semi detached historic houses in Antrim Road/Grove 8 of them currently have dormer windows, 7 of which are of a square design as per our application. The proposal is intended to complement this context without appearing visually intrusive or disruptive to the historic streetscape.



0.2 Satellite Image taken showing roofscape of Highfield (Outlined in Red) and neighbouring properties on Antrim Road



0.3 Satellite Image taken showing roofscape of properties along Antrim Grove.

Access:

Access to the property remains unchanged. The main entrance and all circulation areas are retained as existing. The new accommodation will be accessed via the existing staircase.