

## **27 Gascony Avenue, Top Floor Flat, London, NW6 4NB**

PARTIAL DEPTH EXTENSION AT SECOND FLOOR LEVEL OVER REAR OUTRIGGER, PARTIAL WIDTH FRONT AND REAR DORMER TO ENLARGE EXISTING LOFT ROOM

### **FULL PLANS PLANNING APPLICATION**

### **DESIGN & ACCESS STATEMENT**



#### Existing:

The top floor flat of 27 Gascony Avenue is arranged over the second and third floors of a terraced period property. The property accommodates two further flats. It is finished in yellow London stock brickwork with stone lintels over the windows in the front and red bricked arched lintels over windows to the rear. To the rear the building retains some of its timber sash windows, to the front these have been replaced with top hung replacement windows.

The existing pitched roof has a parapet upstand to the front with box gutter behind.

Access to the top floor flat is via a communal staircase and then via an entrance door on the first floor. From the entrance door a staircase connects to a landing on the second floor, from which a small kitchen, bathroom, a living room, a small study and a rear roof terrace can be reached. A second staircase leads up from the landing to the loft (third floor) where the main bedroom can be found. The main bedroom has a small dormer window to the rear roof slope and a Velux window to the front roof slope.

The loft room is no thermal insulation in the roof to speak of and is particularly cold in winter and quickly overheats in the summer.

#### Proposed:

It is proposed to improve the flat so that it enables better family living for a growing family.

In order to achieve this, a small extension would be added to the second floor rear, which would allow for the bathroom to be relocated there. Inside the main footprint of the building, three bedrooms would be created. The bedrooms would all accommodate fitted wardrobes and would allow enough space for double beds in the two larger bedrooms and the third bedroom would be a good single. A small storage / utility space would also be added.

It is then proposed to take out the existing very tight stairflight with its four tapered treads at the bottom of the flight and insert a new stairflight, with 3 standard tapered treads and additional step from the second floor landing. This will make the stairs safer to use.

The current small dormer to the rear would be enlarged, set in by 1m from each party wall. To the front a small dormer would be added. This would bring the flat in line with other properties in the terrace that have also partial width rear and front dormers.



The above photo shows 27 Gascony Avenue, and clearly visible are front dormer windows on two of the near-by properties.



The above photo shows the adjacent rear dormer window, one of many in the terrace. To note in regards of the rear dormer windows is that they must be set in from the party walls.

The current application is a resubmission of a previously submitted application (2023/2368/P refers), which originally included a front dormer. We were however asked to remove it from the application drawings, which we did. Following this revision, the application was granted permission.

We now want to ask for this element to be added back in. We feel strongly that we are fully in compliance with the latest planning policy, which reads as follows and is illustrated by the sketch to the side:

*Under this guidance, a more flexible approach is proposed, to give more weight to **existing** older extensions and to those allowed under permitted development, in the immediate context of the building being proposed for **extension**, within and outside Conservation Areas.*

**Not every unbroken roofline is of heritage value and therefore it is not worthy of preservation.**

27 Gascony Avenue is *\*not\** in a conservation area and we already have two front dormer windows on the next and next but one front roof slopes, so we no longer even have an unbroken roof line, as the above photos clearly demonstrate.

As people push for more and improved space inside their dwellings, front dormers could make an important contribution. In our case the dormers are set so high up from the street level that they are not even readily visible.



**Existing character with front dormers along the street. Likely that a similar extension would be acceptable under a planning application.**



Once the dormers have been added, the new enlarged loft room would become the family room / kitchen.

The rear dormer would have a timber sash window. It would be finished in tiles to match the existing.

The front dormer would have casement windows with glazing bars and would be lead clad. As such both dormers are finished in period property appropriate materials and will make a positive design contribution to the terrace.

As part of the works the thermal insulation in the roof would be upgraded to current Building Control standards. This would make the loft room more energy efficient, and would make sure that the room stays warm in winter and cool in summer.

The existing roof terrace at the second floor rear over the outrigger would become smaller once the second floor extension has been added, but a roof terrace would remain there. Like the current roof terrace it would have obscurely glazed screens to the side and metal railings to the rear. This would allow views towards the rear, as existing, but would make sure that no views are possible towards the side.

#### Parking:

All parking takes place in the road.

#### Bicycle storage:

The existing house does not benefit from secure bicycle storage.

#### Bin storage:

Bins will be stored in the front, as per the existing arrangement.