

**PLANNING DESIGN BRIEF STATEMENT
Flat 2, Annesley Lodge, 8 Platts Lane, NW3**

New Windows Door and Rooflight to Existing Extension.

For Ms.S.Mohapatra

8 August 2014

Existing Building and Environment

The subject is in part of the existing rear extension to the famous Listed Grade II* Annesley Lodge house designed by CFA Voysey in 1895 with main front garden. Though small compared with many of Voysey's commissions, it is prominent on its site on Platts Lane and is a unique and significant contributor to the local and Conservation areas. The building was divided into flats in the mid 1980s with new copies of Voysey dormers being added on the rear elevations.

The original main rear extension contained service rooms with the lower south east portion added later for heating plant by now long-redundant. This extension is all but invisible from the street, having filled what would otherwise have been the garden area at the rear of the house.

Use Layout Amount of Proposals and Design Basis.

This proposal is only to insert a new rooflight and new windows in existing openings with one window cut down to form a door for access to the rear alleyway along the extension face.

Appearance and Scale

The proposals will not alter the appearance nor the scale of the main building, nor the scale of the extension.

The Design

The proposed new rooflight will be of the flat low-profile metal-framed type but openable as normal, hinged at the main house side, when closed projecting marginally above the existing flat roof edge line. When open, the rooflight pane will be opposite the blank flank wall of the house at 10 Platts Lane. The proposed new windows will be modern timber 4-pane casement flush-to-frame type painted white.

Landscaping

Existing, not to be altered. The rear alleyway has no planting and the ground surface is loose gravel.

Planning History.

None for this building since the original conversion.

Overlooking

The changes do not threaten overlooking to any property, nor light disturbance/pollution.

Access

The proposed new external door replicates that of the neighbouring flat to the rear alleyway.

Adaptation and construction.

The applicant will remain in occupation during brief construction so that works will be carefully and cleanly executed. Existing security protection installed over openings. There are no impacts on the local environment.

Conclusion.

This modest scheme is not harmful to the area and enhances use and experience of that part of the building without detriment to the main house.