

3 Spring Mansions Gondar Gardens London NW6 1EZ

**Application for Planning Permission
to install roof windows to rear elevation**

Supporting Statement



Aerial View of rear of Spring Mansions

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1.0 Introduction

This Design and Access Statement has been prepared to support an application for planning consent to install four roof windows to the front elevation of Spring Mansions, Gondar Gardens.

2.0 Context

Flat 3, Spring Mansions occupies the top floor of a purpose-built late 19th century mansion block on the north side of Gondar Gardens. Spring Mansions is the end of a terrace of buildings of uniform appearance, four storeys high, with four-storey bay windows to the street. It is unusual inasmuch as the rear extension is far longer than its neighbours and occupies almost the entire site, with a tall flank wall to the west. Like its neighbours, the rear elevations are of unadorned London Stock Brick with a slate roof.

The building is not in a Conservation Area.

Although the rear elevation is visible from Minster Road to the north, the very deep rear extension obscures almost all of the roof pitch of the main building, as can be seen at right.

3.0 Use and Proposed works

Flat 3 has informal access to the existing roof space, which the applicant wishes to permanently occupy.

In order to carry out this conversion, four rooflights are proposed to the roof pitch facing the rear. The rooflights will be 1300mm wide and arranged in pairs.

4.0 Access

The access arrangements to the house and to Flat 3 remain unchanged

5.0 Summary

The principal alterations are of a modest nature and will not affect the character of the building or the terrace.



Rear Elevation of Spring Mansions seen from Minster Road



Flank Elevation of Spring Mansions seen from Minster Road