

3 Spring Mansions Gondar Gardens London NW6 1EZ

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

Supporting Statement



Aerial View 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 two 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. Like its neighbours, it is built of London Stock Brick with red brick trimmings, painted render details and with a slate roof.

The building is not in a Conservation Area.

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, two rooflights are proposed to the roof pitch facing the road. The rooflights will be 550mm and 940mm wide respectively, with the smaller one aligned with the centre of the bay window and the wider one with the staircase windows.

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.

Precedent has been set for the installation of rooflights to the front slopes of nearby buildings, as shown to the right.



Street Elevation of Spring Mansions



*Roof windows installed to nearby properties
In Gondar Gardens*