

**Design and Access Statement for Planning Permission – Proposed Mansard Roof Extension and Conversion from a 3 bedroom flat to 2 flats – 1<sup>st</sup> floor 1 bed flat and 2<sup>nd</sup> and 3<sup>rd</sup> floor 2 bed flat**

By Owner James Williams, 18.1.16

The proposed works comprise the conversion of 1<sup>st</sup> and 2<sup>nd</sup> Floor Flat, a 2 storey 3 bedroom flat, into 2 flats. The proposed first floor flat will have 1 bedroom and the 2<sup>nd</sup> and 3<sup>rd</sup> floor flat will have 2 bedrooms.

The gross area of the existing property is 78 sq metres. The proposed first floor flat will be 30 sq metres and the proposed 2<sup>nd</sup> and 3<sup>rd</sup> floor flat which includes the extended mansard roof will be 60 sq metres.

The existing box frame windows to the front of the property will be replaced by new double glazed box sash windows to match the existing and the surrounding external reveals and masonry will be redecorated in similar matching colours.

To the rear the existing casement windows will be replaced with traditional double glazed box frame sash windows to complement the design/age of the property.

The mansard roof conversion will have 2 casement style windows to the rear and to the front there is proposed 1 velux window for the cloak room and a 3 door double glazed timber softwood patio style door to the terrace to match the loft extension next door at No.88 Torriano Avenue.

The proposed mansard will be slate faced where applicable and the rear mansard will be lead/slate to match the surrounding loft extensions locally. The roof will be flat with one glazed rooflight. The small patio area at the front of the mansard is designed to match the loft extension at No. 88 and reduce overlooking the rear of properties in Torriano Avenue and Leighton Road.

The proposed 1<sup>st</sup> floor 1 bedroom flat will consist of a living/kitchen area at the front, a shower room in the existing bathroom and a bedroom to the rear.

The proposed 2<sup>nd</sup> and 3<sup>rd</sup> floor flat will have 2 bedrooms on the 2<sup>nd</sup> floor with 2 shower rooms ensuite. The 3<sup>rd</sup> floor mansard extension will consist of the living/dining area and kitchen with a small cloakroom/toilet to the front of the extension.

With the proposals sound insulation and thermal performance will be upgraded to comply with up to date Building Regulations and fire safety standards will be upgraded to Building Regulations approval.

The proposed 3<sup>rd</sup> floor mansard will be achieved by removing the existing roof and all joists, replacing with structural steels and timber joists to Building Regulation standards.

Party walls will be raised slightly to No. 92 and brickwork alterations to the pitch of the existing rear party wall with No.88. Brickwork will be built up to the front of the party wall to both Nos.88 and 92 to create an even 72 degree equal pitch either side.

Party wall agreements will need to be entered into with adjoining owners at Nos. 88 and 92.

The only changes to access are that the entrances to both flats will be on the 1<sup>st</sup> Floor rather than the Ground Floor where the internal access is currently located.

James Williams, Owner