



88B TORRIANO AVENUE

Design and Access Statement for the Planning Application
at 88B Torriano Avenue, London.

April 16



Grabowski Architects

1.0 Use

The existing building is a residential building (C3), and the proposed works and extension will be for the same use.

2.0 Amount

The existing ground, first and 2nd floor self-contained maisonette has a total internal floor area of approximately 78 sq.m (GIA). The extension will increase this by 11 sq.m (GIA).

3.0 Layout

On the first floor the extension provides enlarged reception area, and a new study room with separate WC. At second floor level extension allows for relocation of main bathroom from first floor. This will allow for more comfortable use of maisonette with more central location of toilet facilities.

4.0 Scale

The proposed extension increases the size of the flat by a reasonable proportion, and remains visually subservient to the existing building. The 1st and 2nd floor rear addition will complement the building and introduce appropriate balance to the rear elevation. Extensions are not visible from street level, and are small in scale, 2nd floor addition with dormer widow being only 1.8m in depth matching slope of the roof.

5.0 Landscape

Proposed extension does not affect the loss of landscaped area to the property.

6.0 Appearance

The existing building is part rendered, and part bricked - London Stock. The immediate context includes a mix of London Stock and darker red brick. The materials have been chosen to compliment both the existing building and its context. All materials used will be carefully chosen to match existing fabric of the building. Roof tiles will match current Grey slate tiles, brick to match yellow London Stock brick used in the rear extension, Window frames will mach white finsh of existing windows.

7.0 Access

The existing access to the property will remain (i.e. via the front entrance door accessible from Torriano Avenue).