FELIXDB

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65 Gascony Avenue, London NW6 4ND

SUPPORTING, DESIGN & ACCESS STATEMENT
REAR ROOF EXTENSION UNDER PERMITTED DEVELOPMENT

Introduction
The property is a terraced property constructed circa 1883. The property is arranged over 3 storeys, with an outrigger extension to the rear. It is a single family dwelling. The exterior walls are constructed from bricks with stucco mouldings painted white. The main roof is in its original form with slate tiles, the outrigger has a flat asphalt roof. All the windows are painted timber windows mostly vertical sash windows. The roof form is in its original form unchanged since construction.

Description
Rear loft extension permitted development comprising of a full width rear dormer to the rear main roof 35.58m3.

Design
The total increased roof volume will be 35.58m3 within the 50m3 of allowed roof volume under permitted development Class B.
The exterior walls will be covered in slate tile to match the original roof tiles.
The proposed windows will be timber sash windows to match the existing windows elsewhere in the house.
The exterior walls of the dormer will be set back from the eaves by 200mm or more.
The roof extension will be lower than the original roof ridge.
The three roof lights will not protrude beyond the roof plane by more than 150mm.
The roof extension is designed to meet the needs of a growing family needing more space. The extension is designed to be inconspicuous and unobtrusive covered in slate that blends with the existing roof and will not be visible from the road.

Access
No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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