



Existing terraces and ground floor extensions 83-93 York Way / Extensions/terraces and mansards of no.89 and 93, prior to no.91 mansard



81 York Way view of Marquis Road terraces

photo taken from back garden of Marquis Road, 81 YW not visible behind existing/remaining foilage



68 Marquis Road double terrace extension from both side and rear view from existing terrace at 81 York Way



77 York Way extended, aerial view and from garden of no.79

In regards to the height, scale, massing, proportions and bulk of development, particular care has been taken to reflect the norms of the local area and adjoining buildings, especially in relation to parapet walls and fenestration. The mansard would create additional light, space and habitability creating 2 additional rooms and a bathroom (similar to that stretch of the road (Nos.87-93)). It will have an fire escape through a roof light and comply with building regulations and emergency lighting in communal areas will be as standard for safe exit.

The extensions in the application are subordinate to the original building and do not detract from it, especially as they are hidden from general view. The extensions are sited to minimise impact on neighbours and residents and passers-by. The massing is consistent with minimal impact on such groups as the extensions are not readily viewable from the street or from the rear.

All current regulations on safety, security, fire, smoke, sound, emergency lighting and escape, refuse and recycling will be adhered to.

### **Amenity space**

The owner is sensitive to the conservation areas' necessary criteria and submits that the application does not do any harm to any affected conservation area's character, appearance or setting, but rather enhances it. Striking a balance between development and preservation the owner has focused on the application not causing harm: neither to the integrity of the existing building, adjoining and neighbouring occupants nor to the wider built environment. The owners seeks to provide increased, good quality housing of a more flexible and improved nature than currently existing whilst minimizing the possibility of crime albeit in a small but positive way, to the existing and future occupiers of the property.

The proposal has been designed to preserve, restore and enhance 81 York Way consequently preserving and enhancing the character of the Conservation Area whilst providing better/affordable accommodation.

The applicant respectfully commends the Council's Planning authority to grant the application.