

FELIXDB

26/5/2017

83 Gascony Avenue, London NW6 4ND

SUPPORTING, DESIGN & ACCESS STATEMENT
SIDE INFILL EXTENSION.

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.

Description

Side infill extension 6.6m deep from the rear wall of the main house. The roof of the extension will be mostly glazed and will slope up to the side wall of the outrigger. The side return roof will also slope up to the rear wall of the main house with an "inflected roof" enabling good head room in the access between the rear reception and new extension. There will be glazed doors and a fixed window to the rear elevation facing the garden.

Design

The proposal is to extend to the side infill, to the line of the existing rear wall of the outrigger.

There is an obsolete outside toilet that would be demolished to improve the size of the garden.

There is an existing height difference in the ground level between number 83 and number 81 of approximately 430mm due to the natural hill.

We have designed the side extension boundary wall to be as low as possible to minimise the height from number 81.

The height of this wall from 83 will be 1.77m from the current ground level and 2.2m high from the neighbours ground level at 81.

To achieve this very low wall height and therefore internal ceiling height, the proposal is to lower the interior and exterior ground level at 83 by 200mm.

From the boundary wall the extension will slope up to the outrigger at 40 degrees. The extension is below the 45 degree angle when drawn from the centre of neighbours closest window.

To enable reasonable head room in the doorway between the rear reception and new extension we have proposed an "inflected" glass roof rising up to the rear wall of the main house.

The sloped design of the roof and low boundary wall will minimise any loss of amenity of light and space at number 81.

The exterior walls of the new extension will be constructed from reclaimed London stock bricks to match the existing house.

As a tall three storey property the scale of the extension is subservient to the original house extending no further than the length of the existing house and being considerably low along the boundary. The extension is also mostly glazed and appears light weight in structure, therefore does not feel too bulky or detract from the original house.

The extension is design to be clearly a contemporary but also sympathetic to the original building with matching materials.

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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