

FELIXDB

11/8/2017

83 Gascony Avenue, London NW6 4ND

SUPPORTING, DESIGN & ACCESS STATEMENT
ROOF TERRACE TO 2ND FLOOR OUTRIGGER

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. Planning permission has been granted in 2016 for a side and rear extension to the ground floor app number 2016/3475/P. A certificate of lawful development was also granted in 2016 for a loft extension.

Description

Roof Terrace to the 2nd floor outrigger flat roof, with fencing around at 1.8m high.

Design

The roof terrace to the 2nd floor outrigger flat roof has been designed to mitigate concerns regarding privacy of neighbours.

We propose a 1.8m high timber fence surrounding the roof terrace. The cedar fencing would be constructed with tantalized timber framing and cedar slats 38 x 19mm with 10mm gaps. This fencing will prevent views from the roof terrace into other neighbours gardens and windows. The neighbours privacy should not be affected.

There are many roof terraces already constructed to the rear of Gascony Avenue and Messina Avenue, most of these are certainly unofficial and already overlook most of the private gardens to Gascony Avenue.

The neighbouring property at no.63 Gascony Avenue does not have windows at the 3rd floor / loft extension and the nearest window is a high level small window into the stair well. Therefore, the shading to other properties from the trellising should be minimal.

The roof terrace will be constructed entirely of timber and will have a light weight feel. It is anticipated that the cedar fencing will weather and fade in colour to a silvery grey that will be neutral and inconspicuous.

The proposed roof terrace will provide much needed out door space for a family property with very limited existing garden space. This is inline with London Plan policy and also CGP 5.23.

"Roof terraces and roof gardens can deliver benefits for individuals and for society as a whole by creating new outdoor spaces, enhancing bio-diversity, reducing flood risk by absorbing heavy rainfall, providing insulation and improving the appearance of our cityscape" Living roofs and walls, Technical Report: Supporting London Plan Policy. Greater London Authority.

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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