

FELIXDB

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14 ACHILLES ROAD, LONDON NW6 1EA

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

Introduction

The property is a Victorian terraced house built between 1886 and 1896. The main part of the house has two floors and the outrigger is divided into 3 floors. The property is not within a conservation area.

All the windows are painted timber windows mostly vertical sash windows.

The exterior walls are constructed from London yellow stock bricks with stucco mouldings around the front windows and doors painted white. The main roof is in its original form but has been re-roofed with concrete tiles. The outrigger has a flat roof covered in mineral felt.

Description

The roof extension is designed to meet the needs of a growing family needing more space. The proposal consists of a full width dormer to the rear main roof.

Design

The total increased roof volume will be 27.83m³ within the 40m³ of allowed roof volume under permitted development Class B.

The rear exterior wall of the roof extension will be covered in slate tiles to match the original roof tiles.

The party wall to the east will be built up in reclaimed London stocks to match the existing with concrete coping stones. The party wall to the west has already been built up by the neighbour when constructing their loft extension.

The windows will be painted hardwood to match existing.

The rear dormer wall will be set back from the eaves by 200mm or more.

The roof extension will be lower than the original roof ridge.

The extension is designed to be inconspicuous and unobtrusive covered in slate that blends with the existing roof and the rear extension 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,

Felix Padfield
felix@felixdb.co.uk
07966264656

felix@felixdb.co.uk
07966264656
12 chichester road
london nw6 5qn
company number 08913985
VAT number 183 5504 04
www.felixdb.co.uk