

FELIXDB

09/10/2017

83 Gascony Avenue, London NW6 4ND

SUPPORTING, DESIGN & ACCESS STATEMENT
SIDE INFILL EXTENSION AMENDMENT TO RAISE SIDE WALL FROM 2.2M TO 2.5M

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

The side extension has been previously approved in application number 2017/3394/P this application is to increase the height of the side boundary wall with no. 81 to 2.5m from the approved 2.2m. All other aspects of the design remain the same.

Design

Since the planning application 2017/3394/P the house has been stripped and the foundation level has been found to be very shallow and so the lowering of the internal floor level as previously proposed is no longer possible. Lowering the floor level enabled the original low side boundary wall which is no longer possible.

As such this is an application to increase the height of the side extension wall to 2.5m from 2.2m from the neighbours ground level. 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 2.07m from the current ground level and 2.5m high from the neighbours ground level at 81.

From the boundary wall the extension will slope up to the outrigger at 35 degrees. The extension is below the 45 degree angle when drawn from the centre of neighbours closest window.

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 designed 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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