

Document

111 Torriano Avenue Design & Access Statement DAS01

Date

18th August 2020



This Design & Access Statement is for the proposal of a traditional style mansard roof extension to 111 Torriano Avenue to provide a small external amenity space for the use of the three bed flat below. As demonstrated at 135 Torriano Avenue, this style of mansard roof is present within the street and the terrace is completely invisible from public views.

With more people working from home, external spaces in which one can safely distance themselves is increasingly valueable, and indeed such space is a requirement in all new developments. The fully screened terrace will be accessed via a small stair from the third floor.

Included in document:

Mansard Roof precedent of 135 Torriano Ave
Existing Drawings
Proposed Drawings
Existing 3D Views
Proposed 3D Views
Accessibility



111 Torriano Avenue

Old Style Mansard Roof Precedent

135 Torriano Avenue
Demonstration of a traditional
mansard roof extension



111 Torriano Avenue
Existing condition to be
extended into mansard roof with
terrace

Old Style Mansard Roof Precedent



135 Torriano Avenue

Demonstrates a mansard roof extension

Minimal visual presence

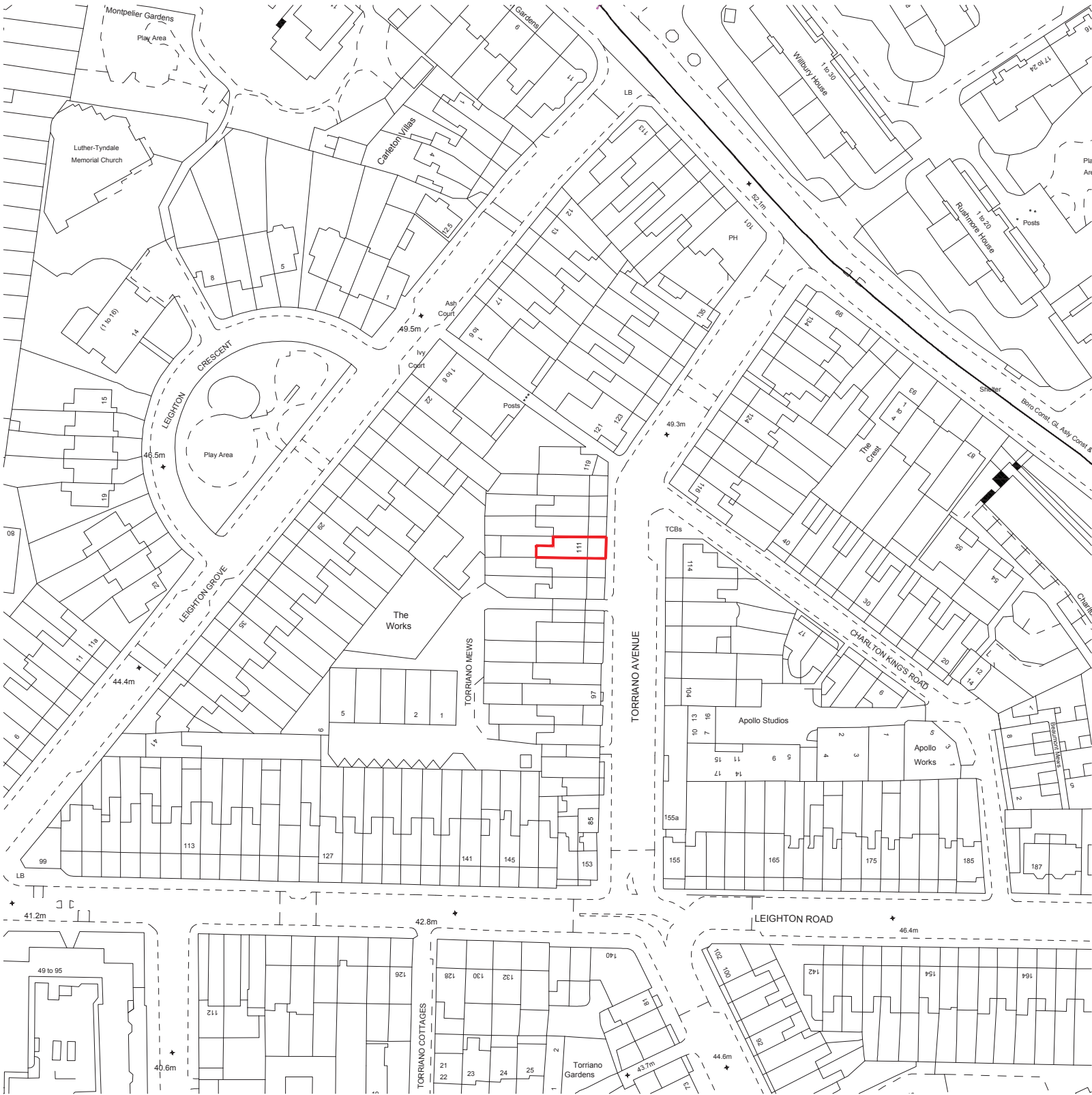
Keeps in character of street



01

EXISTING DRAWINGS

Location Plan



A Location Plan
1:1250

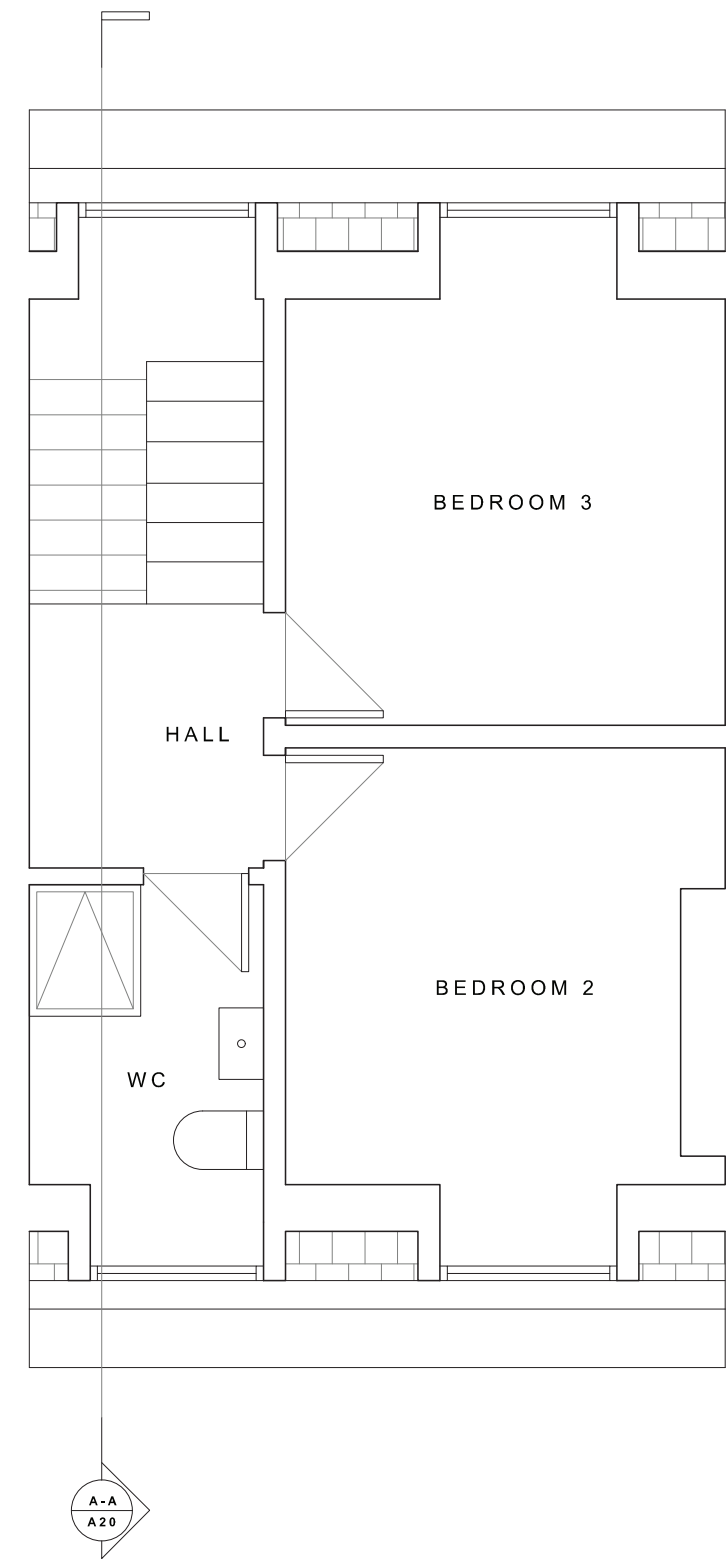
Site Plan



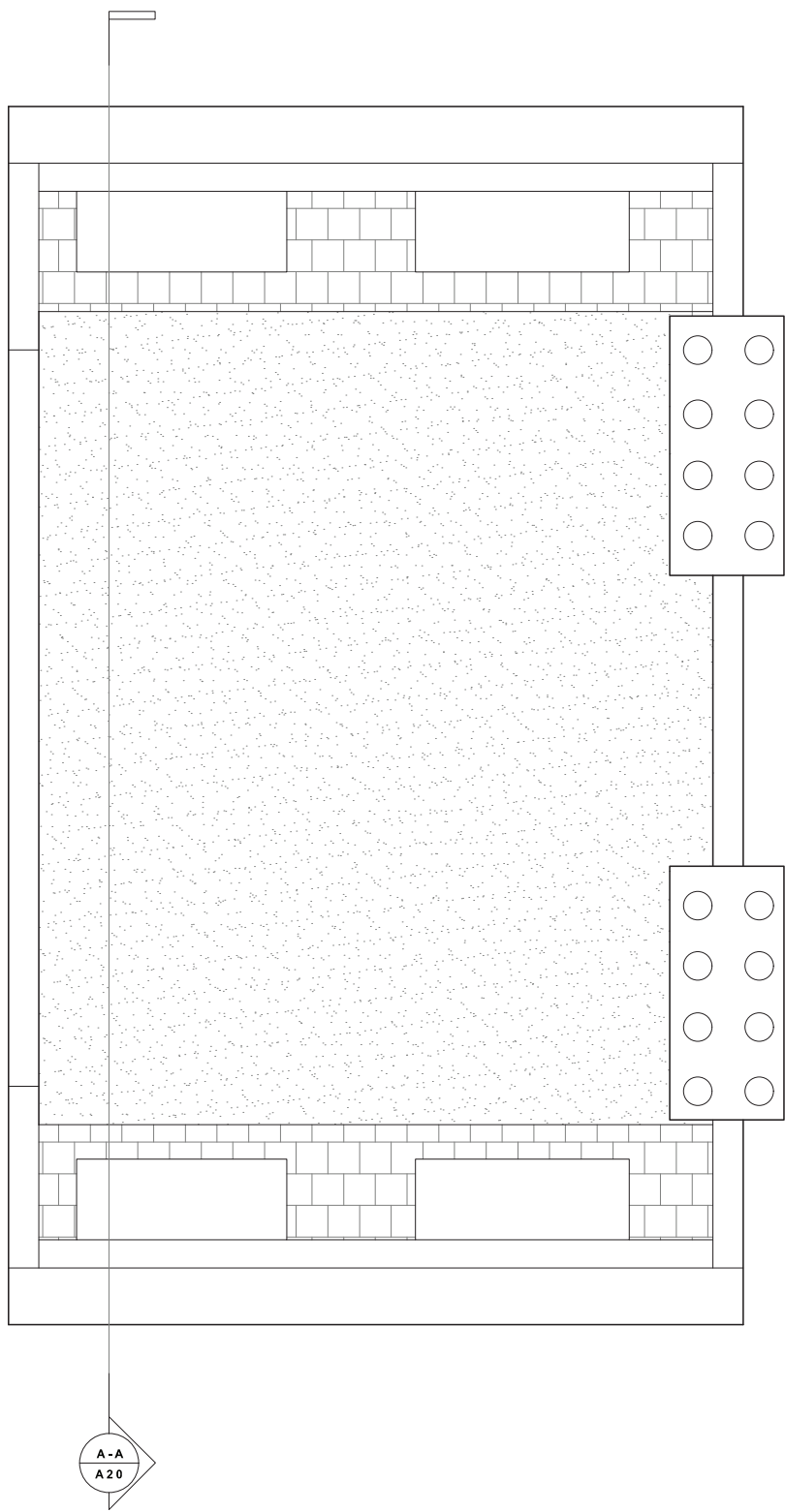
A Site Plan
1:500



Existing 3rd Floor & Roof Plan



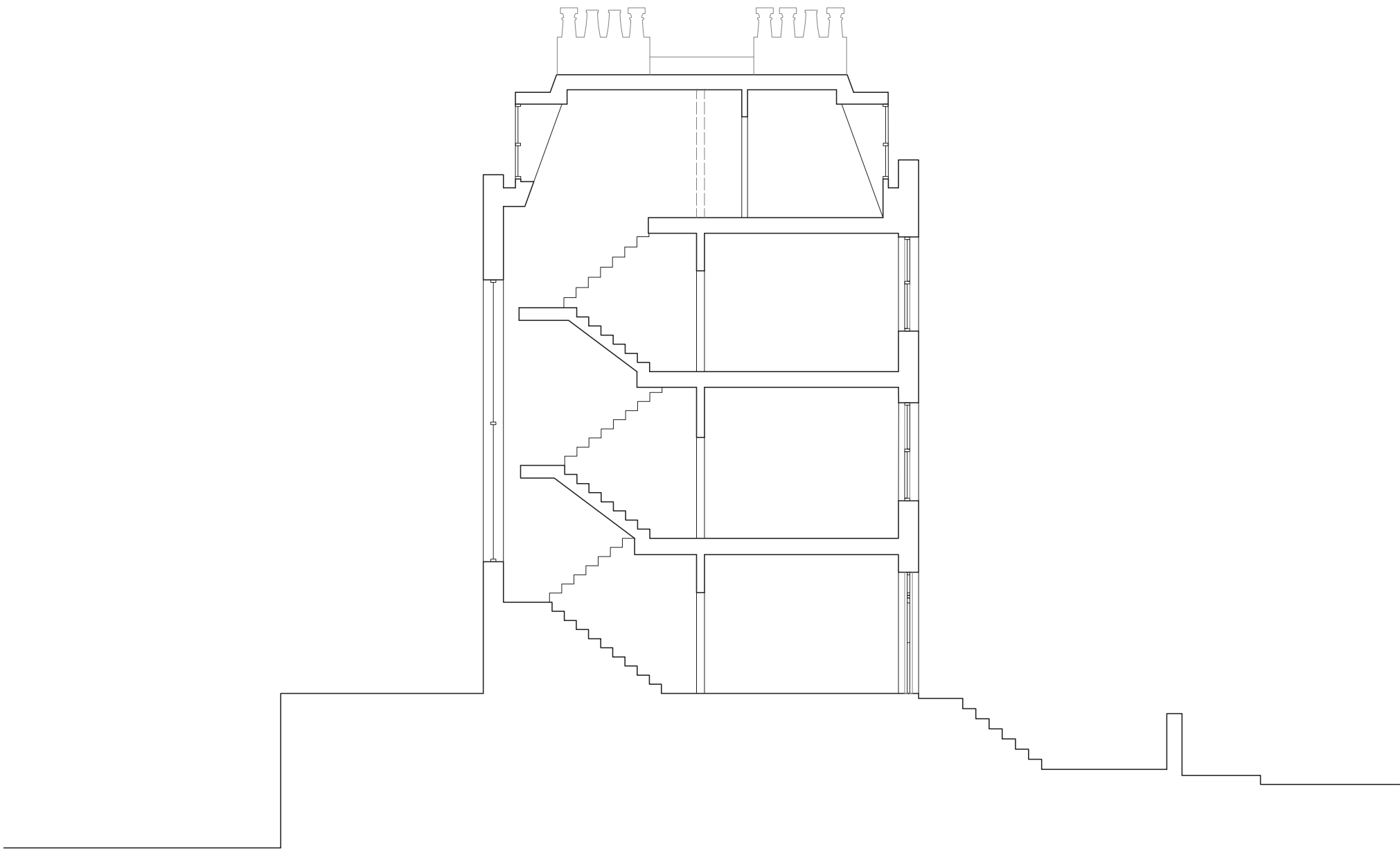
A Existing Third Floor
1:50



B Existing Roof Plan
1:50



Existing Sections



A Existing Section
1:100

Existing Elevations



A Existing Front Elevation
1:100



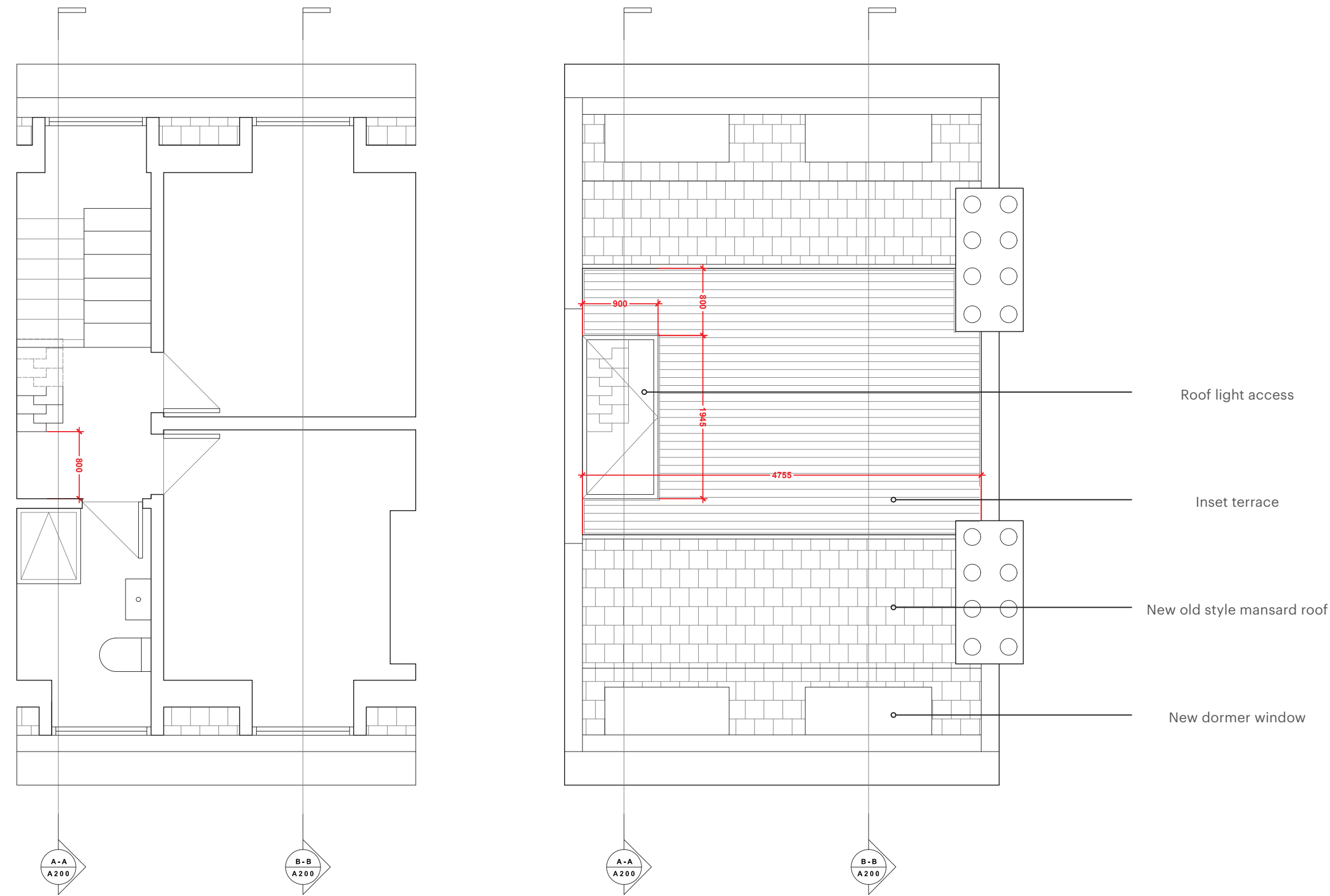
B Existing Rear Elevation
1:100



02

PROPOSED DRAWINGS

Proposed 3rd Floor & Roof Plan



A Proposed Third Floor
1:50

B Proposed Roof Plan
1:50

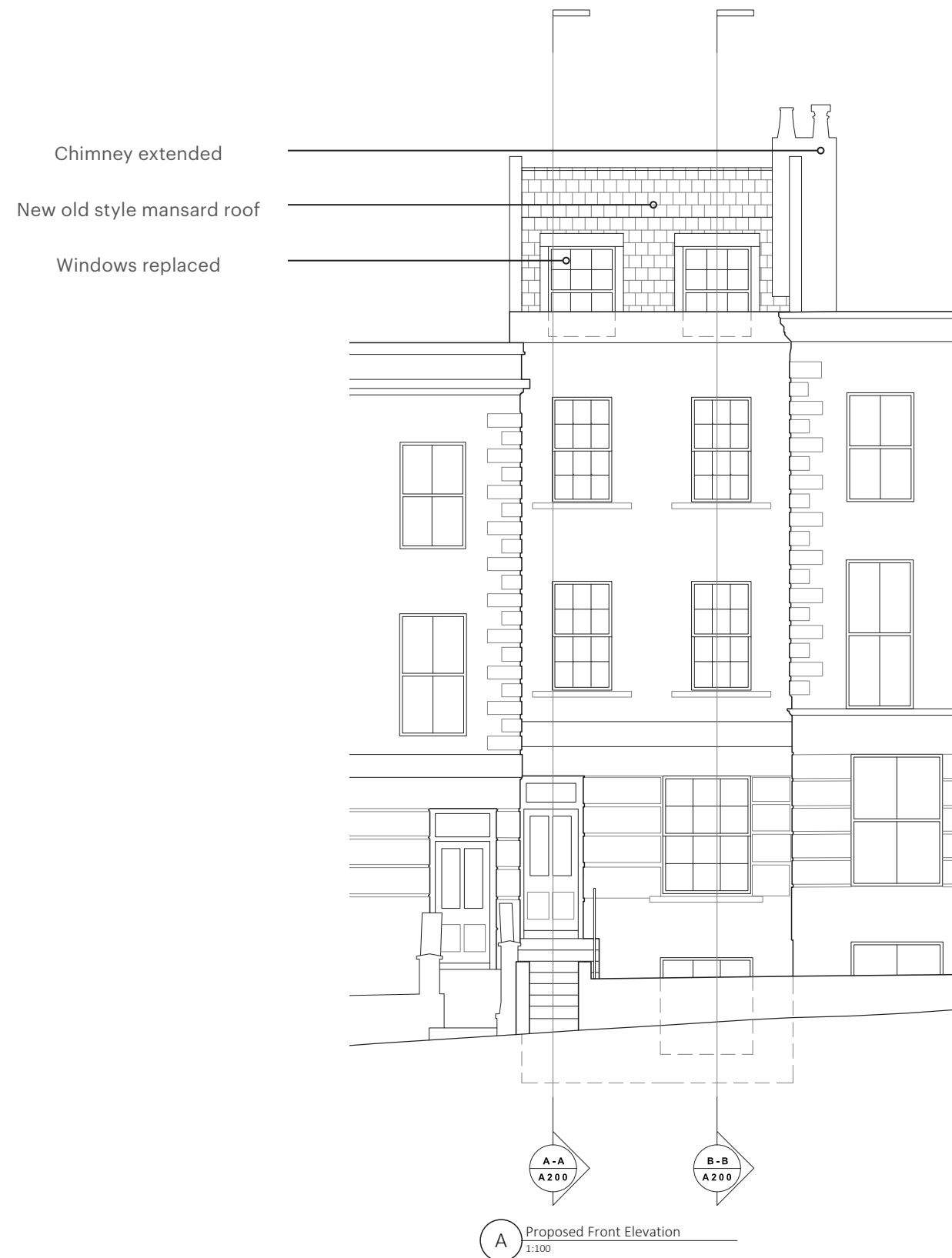
Proposed Sections



A Proposed Section A-A
1:100

B Proposed Section B-B
1:100

Proposed Elevations



03

EXISTING 3D VIEWS

North View of 111 Torriano Ave.



South View of 111 Torriano Ave



04

PROPOSED 3D VIEWS

North View of 111 Torriano Ave.



South View of 111 Torriano Ave



Accessibility

Currently, as an upper floor conversion the flat is accessed only by the original stair. As such, it is not wheelchair accessible.

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