

Design & Access Statement

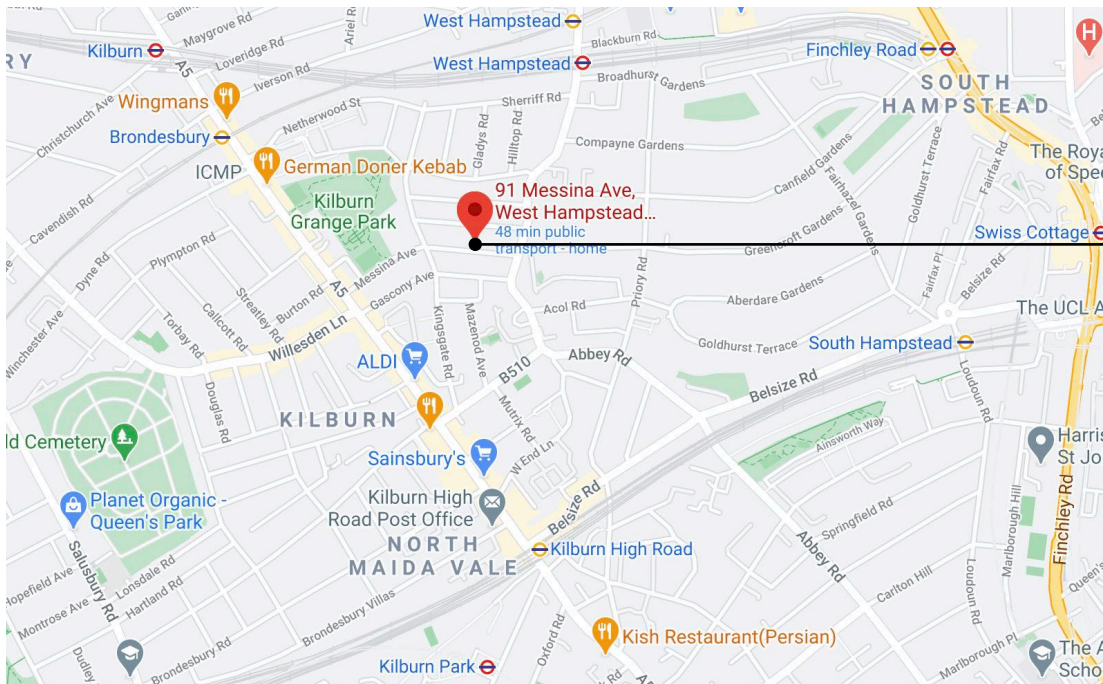
91 Messina Avenue, London, NW6 4LG

Planning Application for Mansard Roof Extension

February 2021

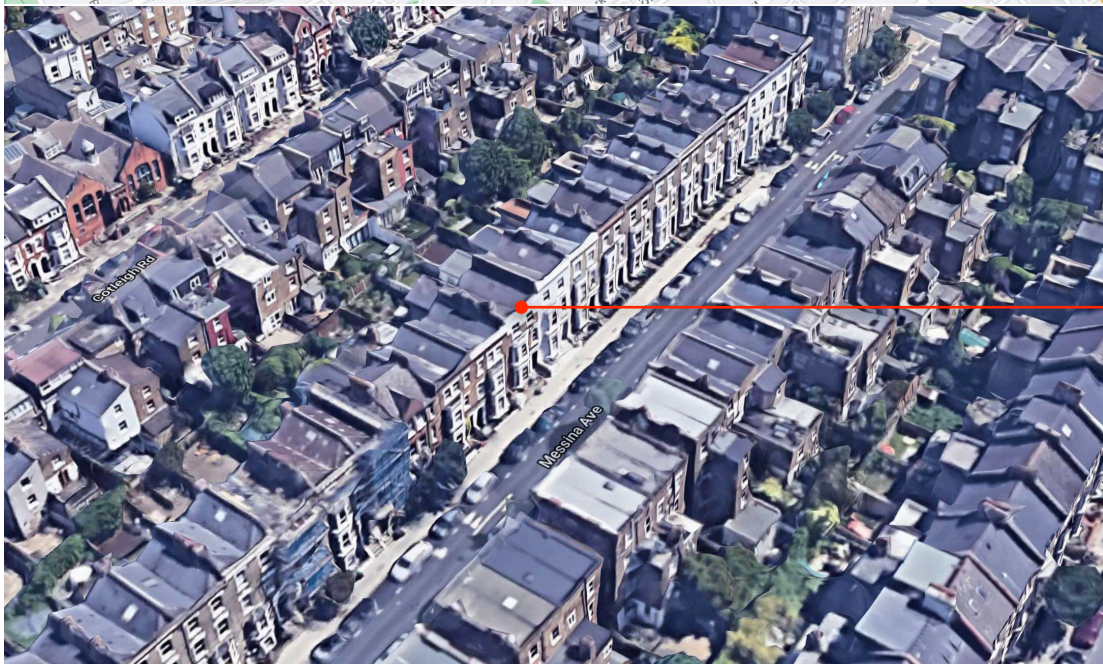
Location & Background

91 Messina Avenue is a period terraced building in the London Borough of Camden, located in close proximity to Kilburn Grange Park and West Hampstead Station, and within walking distance from Kilburn, Brondesbury, Kilburn High Road, Kilburn Park, South Hampstead and Finchley Road Stations. The local shops, restaurants and cafes of Kilburn High Road and West End Lane are also within easy reach.



91 Messina Avenue
NW6 4LG

Map View



91 Messina Avenue
NW6 4LG

Satellite View

History

The use of this property has been residential and remains as such with this proposal. The existing building is a private three-storey house.

There is a small garden and paved access to the entrance at the front, and a garden at the rear.

Site



The Proposal

This planning application is for external changes to the roof of the property.

The proposal seeks permission for a Mansard roof extension to provide an additional bedroom, bathroom and a study.

The proposed Mansard roof extension is designed following the guidance for Mansards as stated under items 4.6 to 4.9 of the CPG issued in March 2019.

A flat topped Mansard roof is proposed with upper roof slopes pitched below 5° angle and end slopes at max. 70°.

The rear v-shaped parapet wall is proposed to be retained.

Internally, some alterations are also proposed to improve the layout and to provide en-suite bathrooms to the bedrooms.

Materials & Details

Externally, the end slopes to the Mansard roof are proposed to be slate-tiled and the top slopes are proposed to be covered with a single-ply roofing membrane.

All proposed and replacement doors and windows would match the ones on the existing building in shape and material.

Garden

The proposal includes cleaning and reviving the neglected garden to provide a quality amenity area.

Access

The existing front paved access and entrance would remain in the same location. The main entrance leads to an internal staircase allowing access to the floors above. This arrangement will remain unchanged.

All refuse storage and collection arrangements will remain unchanged.

Based on the above, the site will not have any accessibility issues.

Conclusion

The overall vision and objective is to improve the quality of the existing building which is in dire need of repair and modernisation. The proposal seeks to integrate the proposed contents by sensitive design that will preserve and enhance the character of the building and the surrounding area.