

FELIXDB

24/06/2021

70 Gascony Avenue, London, NW6 4NE

SUPPORTING, DESIGN & ACCESS STATEMENT
TWO STOREY SIDE AND REAR EXTENSION

DESIGN & ACCESS STATEMENT

Introduction

The property is a late Victorian end-of-terrace house constructed circa 1883. The property is arranged over 3 storeys, with an outrigger extension to the rear. There is also an existing cellar, spanning from the front to the rear of the house.

It is a single-family dwelling. The exterior walls are constructed from brick. The majority of the western and southern elevations of the property have a white rendered finish at first and second floor level. The outrigger also has a rendered finish. The main roof is in its original form with a flat zinc/lead finish, the outrigger has an asphalt roof. Most of the windows are vertical sash windows – all are painted timber.

The western elevation of the property fronts Smyrna Road. There is an existing brick boundary wall that separates the garden from the pavement on Smyrna Road. The pavement level is 1.6m below internal ground floor FFL.

The property is not listed and does not sit within a conservation area.

Description

This application covers internal alterations and refurbishment and a two-storey side infill rear extension to align with the existing rear wall of the outrigger - a total depth of 7.1m from the rear wall of the main house. The infill extension will require increasing the height of the side boundary wall facing Smyrna Road by 5.1m. It is proposed that the infill and boundary wall will all be constructed from reclaimed London stock brick, to match the existing property. New painted timber windows will be installed into the new boundary wall, matching the glazing of the existing house. There will be glazed doors facing the garden and a new rooflight installed in the main roof above a new ensuite bathroom at second floor level.

Design

The design primarily enlarges and opens up the ground and first floors to provide spaces more in proportion with the rest of the property. The proposed side infill extension allows for a much larger open plan area at ground floor providing for flexible kitchen/dining/living space. Internal alterations and the rear extension at first floor also provides two additional bedrooms.

The proposal is to extend the side infill to the line of the existing rear wall of the outrigger. There is an existing height difference in the ground level between the property and the adjacent pavement on Smyrna road of 1.8m. The existing boundary wall is 2.6m high from pavement level. We have designed the side extension to be sensitive to the street elevation; the exterior walls of the infill extension and the extension to the boundary wall will be built from reclaimed London stock brick to match the existing boundary wall and property. Painted timber clerestory windows at ground level and two new painted timber sash windows at first floor help to reduce the visual impact of the increase in wall height.

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.

The extension is designed to be clearly contemporary but also sympathetic to the original building with matching materials. There are no alterations to the boundary wall with neighbouring number 72, nor does the proposed extension go beyond the existing extents of the outrigger. There will be no over-shadowing to neighbours caused by the proposed extension.

Nearby Approved Applications

No. 67A Gascony Avenue London. Application Number: 2020/4562/P. Approved June 2021. Items of note: Erection of single storey side/rear extension; excavation of basement.

No. 83 Gascony Avenue. Application Number: 2017/5620/P. Approved August 2017. Items of note: Erection of single storey side/rear extension.

No. 46A Gascony Avenue. Application Number: 2015/6747/P. Approved Jan 2016. Items of note: Erection of single storey side/rear extension.

No. 65 Gascony Avenue. Application Number: 2016/3855/P. Approved October 2016. Items of note: Erection of single storey side/rear extension.

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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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