

# FELIXDB

14/5/2021

3 MIDDLEFIELD, ST JOHNS WOOD, LONDON NW8 6ND

SUPPORTING, DESIGN AND ACCESS STATEMENT

REAR DORMER ROOF EXTENSION AND SINGLE STOREY REAR EXTENSION – CERTIFICATE OF LAWFULLNESS.

## Introduction

The property is a terraced house constructed circa 1958 designed by T.P Bennett architects. The property is arranged over 3 storeys. It is a single family dwelling. The exterior rear walls are constructed from red bricks. The roof is its original form with original clay tiles. The exterior doors or windows are white upvc, aluminium or painted timber. The property is not within a conservation area.

## Description

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

The single storey rear extension at ground floor level will be 2m deep from the rear wall of the house and 3m to the eaves with a small parapet wall above. This is also designed to be within the permitted development criteria.

## Design

### Rear Roof Extension

The total increased roof volume will be 37.4m<sup>3</sup> within the 40m<sup>3</sup> of allowed roof volume under permitted development Class B.

Rear Dormer 4.207m x 2.900m x 6.132m / 2 = 37.406m<sup>3</sup>

The rear exterior walls of the dormer will be covered in clay tiles to match the roof tiles.

The windows will be powder coated aluminium windows to match the existing windows elsewhere.

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

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

There will be no side windows

The roof windows will protrude from the roof less than 100mm

The extension is designed to be inconspicuous and unobtrusive covered in slate tiles that blend with the existing roof.

### Single Storey Rear Extension

The proposed development is not on designated land, in a conservation area, or a listed building.

Following the construction greater than 50% of the garden will remain

The extension is to the rear of the house

The proposed materials are similar in appearance to the original house.

The height of the extension is 3m or less to the eaves.

The depth of the rear extension is 2m from the rear wall of the house, less than the 3m allowed.

## 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.

Please let me know if you require any further information.

Regards,

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