

DESIGN AND ACCESS STATEMENT

Application for Roof Mansard Extension

AT 18 Acton Street, London, WC1X 9ND

Aug 2022

USE

This Design and Access Statement is for a planning application at 18 Acton Street, London, WC1X 9ND, to create a Roof Mansard Extension.

The existing building is Residential Flats at Basement to 3rd Floor Level. This use will be retained as part of this application.

AMOUNT

The proposed extension will be above the existing flat roof space to cover the full length and depth of the existing flat roof. The existing chimneys will be retained and extended above the Mansard to allow the occupants below to continue their use.

There will be One new 2-bedroom, 3 Person flat over accommodation spanning 70sqm. The Size of the flat complies with the current London Plan Living Space Standards.

LAYOUT

There are no proposed changes at any of the floors below. The existing staircase to the Roof will be retained as the new entrance to the Mansard Flat and lead directly into it. All new Windows have been placed to align with the windows below to retain form.

SCALE

The size of the Mansard complies to the standard as required as per Camden Home Improvements Guide, Jan 2021 – Section 2.2.2

LANDSCAPING

Landscaping is not applicable to this application.

APPEARANCE

The Mansard will be in Grey Slate external walls with a GRP roof to match the Slate colour.

Windows will be white painted timber sash to match the existing windows on the property.

ACCESS

The access to the extended part will be retained from the existing main entrance. This will be unaltered.

PRE APPLICATION ADVICE

Pre-Application advice was sought for this in January 2022 with advice received by Josh Lawlor ref: 2022/0078/PRE.

The Mansard in Principle is acceptable provided guidance as per Camden Home Improvements guide is maintained and the size of the flat is as per the current Living Space Standards.

CONCLUSION

This Statement together with the accompanying proposal drawings form a new full planning application.