

**Design and Access Statement**

Flat C, 159 Bravington Road, London W9 3AT



Applicant: Mauro Poletto

Agent: Resi

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## **00. Planning Application**

Proposed dormer infill, floor plan redesign and all associated works at Flat C, 159 Bravington Road, London W9 3AT

## **01. Introduction**

This statement is submitted in support of the accompanying planning application for an infill of an existing dormer with the addition of a Velux rooflight and internal floor plan redesign. This application is similar to recently approved applications referenced below.

## **02. Character of the area**

Flat C, 159 Bravington Road is located in a residential area mainly characterised by terraced Victorian period properties. Recently there have been a number of applications made for terraces. The property is not located within a Conservation Area.

## **03. Existing Building**

159, Flat C Bravington Road is a terraced Victorian property which at the present time is used as flats. The property benefits from a garden towards the back. The existing access to the loft is via an existing staircase from the top floor flat. Currently this unit has outdoor amenity space located on the second floor outrigger, which is used as a balcony with a fenced boundary.

## **04. Relevant Planning History**

In recent history there have been a series of planning applications submitted for a similar project, listed below;

2020, 164 Portnall Road London W9 3BQ, 20/04734/FULL, Permitted  
erection of a single storey infill extension at rear ground floor level, erection of a rear dormer roof extension, alterations to windows and doors, all in association with the use of the building as three self contained flats (Use Class C3)

2020, 166 Flat 3 Portnall Road London W9 3BQ, 20/03458/FULL, Permitted  
Installation of dormer roof extension

2018, Second Floor Flat 209 Portnall Road London W9 3BL, 18/01794/FULL, Permitted  
erection of rear dormer and installation of two rooflights in front roof slope

2012, 194B Bravington Road, London W9 3AP, 20/04097/FULL, Permitted  
erection of rear dormer roof extension and installation of two front rooflights and alteration to rear window



## **05. Proposal**

The proposal is to join and improve two existing dormers through the use of a seamless section of glazing to create an internal space that functions internally, whilst removing the risk of the dormer being viewed as one continuous mass.

## **06. Design**

The application proposes to create a new improved loft dormer environment by utilising the gap currently vacant between the two dormers to create a more spacious bathroom and bedroom. Access is via the existing staircase from the top floor.

The proposed alterations are aligned to the existing dormers and do not exceed the height of the existing ridge. The proposed glazed panel is not visible from Marban Road. The proposed dormer and internal alterations is much needed to take advantage of the internal floor potential in order to maximise space.

### **Access and Transport**

Access to the property is to remain unchanged, there is good access to local public transport.

### **Light, Over shadowing**

There will be no impact on neighbours.

### **Privacy**

There will be no impact on neighbours' privacy, protected sightlines have all been retained and maintained.

### **Trees and Shrubs**

No trees or shrubs are to be affected by the proposed works



## **07. Materials**

Existing:

Brickwork / Walls - London stock bricks/red brick walls, grey render and hung tiles

Pitched Roof - Slate tiles

Flat Roof - Fibreglass

Windows - White timber/aluminium sash windows and rooflights

Doors - Grey painted timber single door with glazed panel and white uPVC single door with glazed panel

RWP / Gutters / Fascia - uPVC downpipes, guttering and white painted fascia and soffit

Proposed:

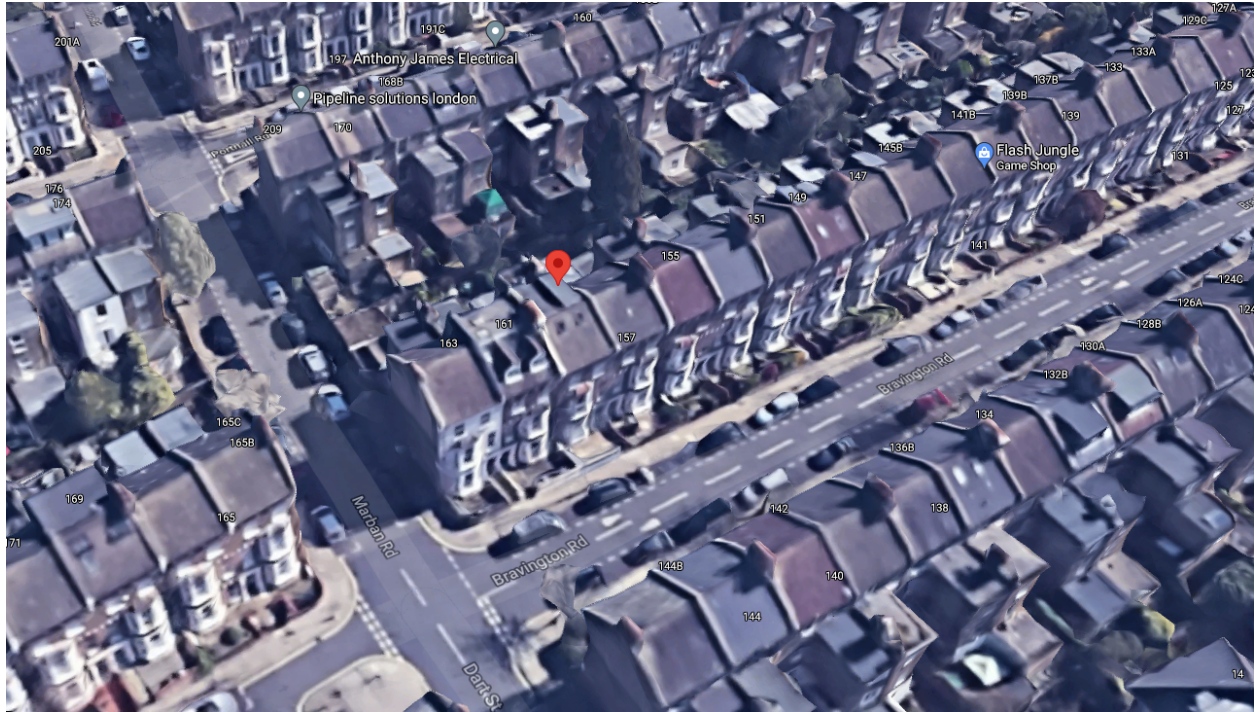
Flat Roof - Fibreglass

Roof - Glazed roof

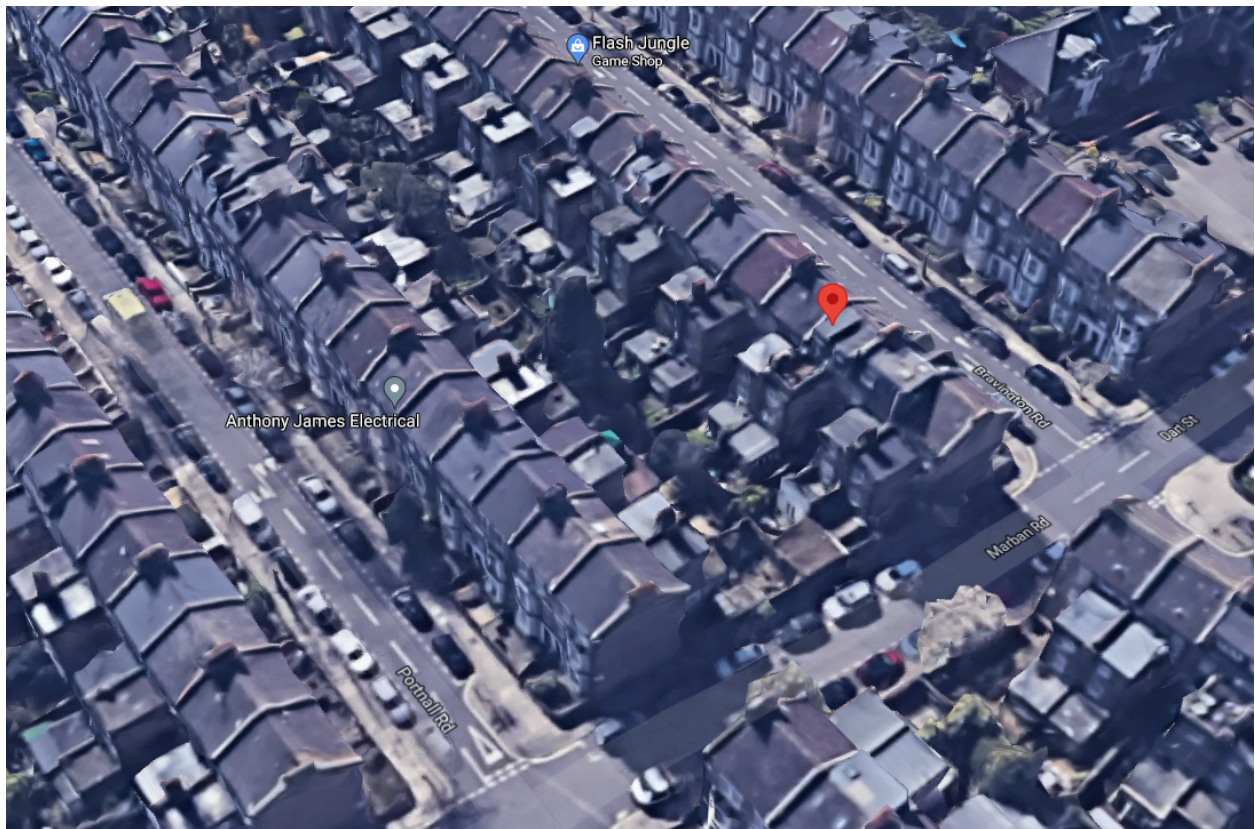
Windows - Aluminium glazed panels, aluminium rooflight

## **08. Conclusion**

We believe the proposal meets the requirements to grant approval. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improve the character and composition of the existing dwelling.



*Figures 1, aerial view from Bravington Road*



*Figures 2, aerial view from Portnall Road*



*Figure 3, rear elevation view*