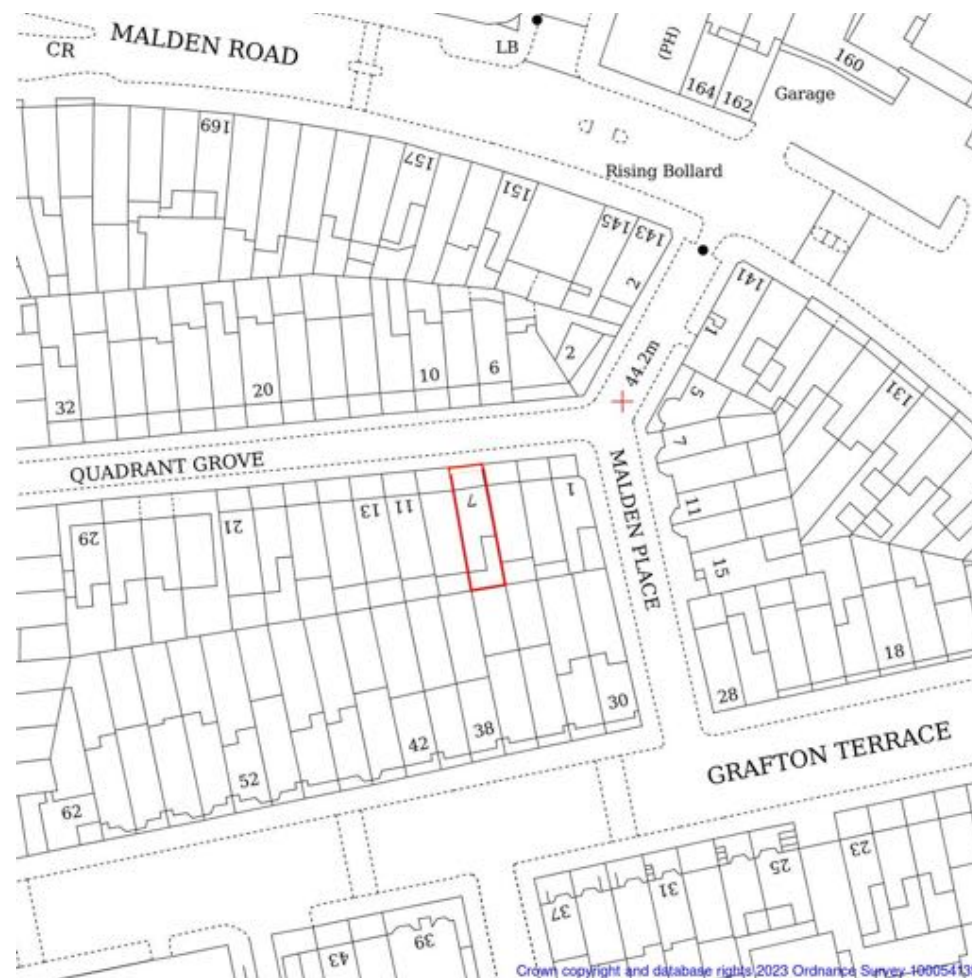


7 QUADRANT GROVE, LONDON NW5

DESIGN & ACCESS STATEMENT

APRIL 2023



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0.0 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared by Ingram Design, on behalf of Simon McLoughlin, in support of the Planning Application for 7 Quadrant Grove, London NW5. This document depicts a proposal for a toughened glass balustrade to be mounted on the perimeter of the existing parapet of the first floor flat roof, to facilitate the use of the roof as a terrace amenity space.

1.0 SITE & BACKGROUND

The application site is a three storey single family dwelling house, located within a terrace row, on the south side of Quadrant Grove NW5 in the borough of Camden. To the front of the property is a small garden setting it back from the street, and to the rear, a garden backing onto those on Grafton Terrace. The building is finished in a London Stock brick with doors and windows decorated with stucco dressed surrounds with cornicing. There is a perforated parapet at roof level. The property is not listed and is not located within a conservation area.

1.1 RELEVANT PLANNING HISTORY

2012/4609/P Granted and Enforcement Action to be Taken (Nov 6 2012) - Full Planning Permission

Retention of the use of the roof of the first floor rear extension as a terrace and the installation of a toughened glass safety barrier in association with use as a single family dwelling house.

PEX0300279/P/P – Planning permission was granted on 01/09/2003 for the extension of the existing residential dwelling including a single storey extension infilling the side return, first floor extension above the existing extension and creation of an additional storey of accommodation at roof level.

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1.1 SITE PHOTOS: 7 QUADRANT GROVE NW5 4HR



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**1.2 SITE PHOTOS: REAR GARDENS OF
QUADRANT GROVE + GRAFTON TERRACE**



7.) 3 & 5 Quadrant Grove



8.) 3 & 5 Quadrant Grove



9.) 11 Quadrant Grove



10.) Rear gardens of Grafton Terrace



11.) Rear gardens of Grafton Terrace

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2.0 PROPOSAL

The proposal for this application is for the erection of a frameless glass balustrade, around the perimeter of the existing first floor flat roof. The proposed balustrade will enable the family to utilise this the existing floor roof area as a roof terrace, creating additional amenity space for the household.

The balustrade will be a frameless toughened glass system, with brushed aluminium surface fittings, no top rail, and will be 1.1 meters high from the finished floor level of the terrace. Whilst the proposed balustrade is intrinsically modern in terms of its form and appearance, owing to its glazed translucent nature, it would have a minimal impact on the appearance of the building. Additionally, the lack of a top rail will discourage standing or leaning at the boundary of the terrace. The proposal is considered to be a sympathetic means to provide a safety barrier without creating a significant adverse affects on the appearance of the building, or overlooking issues.

It is noted that numerous other properties, including nos. 3, 5, 11, 13 and 17 Quadrant Grove have second floor roof terraces, as do the properties on Grafton Terrace (the rears of which back onto the rear gardens of Quadrant Grove) also have roof terraces at various floor levels.

As a result, roof terraces are a distinctive and noticeable characteristic to the rear of this part of the terrace row.

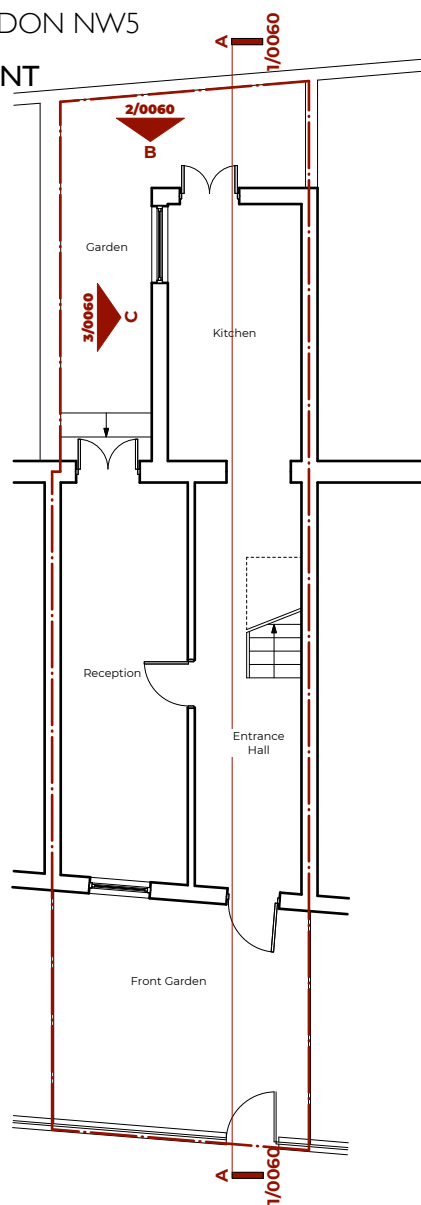
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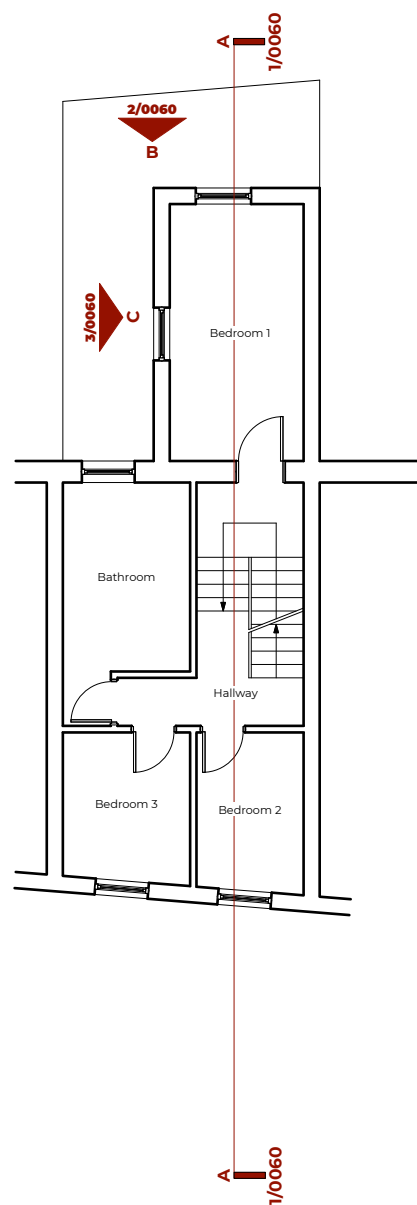
APRIL 2023

3.0 DRAWINGS

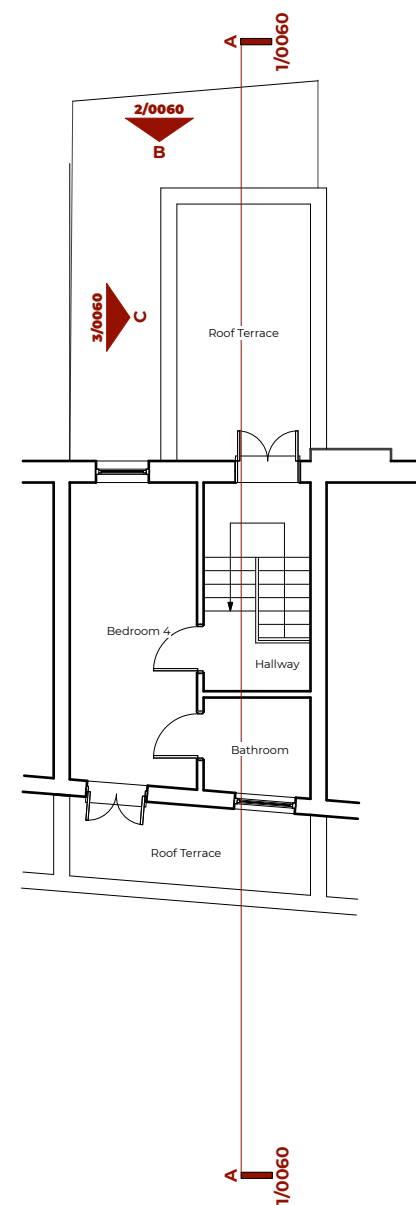
3.1 EXISTING PLANS



1 GROUND FLOOR PLAN



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN

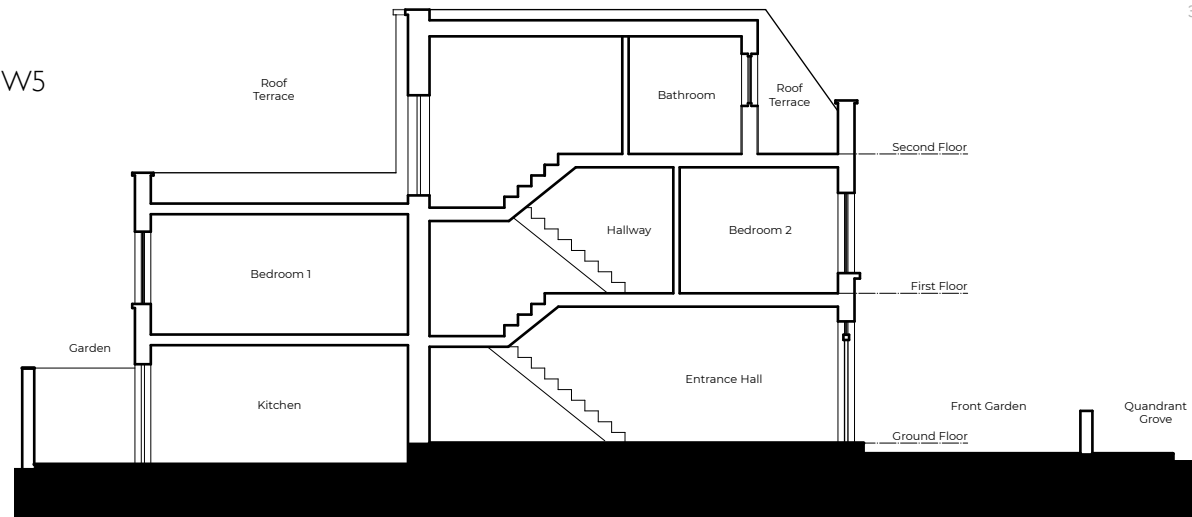
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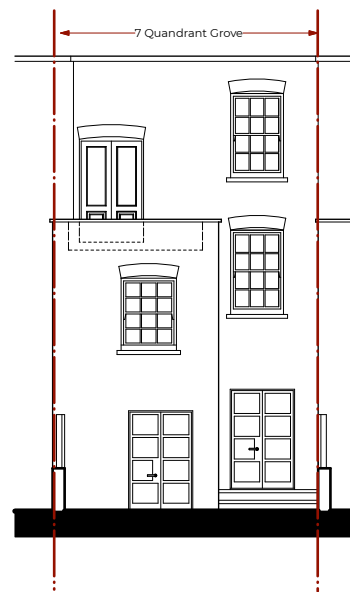
MARCH 2023

3.1 EXISTING:

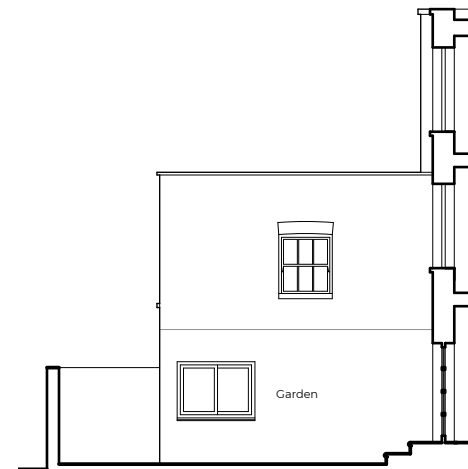
SECTION A-A, ELEVATIONS B & C



1 SECTION A-A



2 ELEVATION B



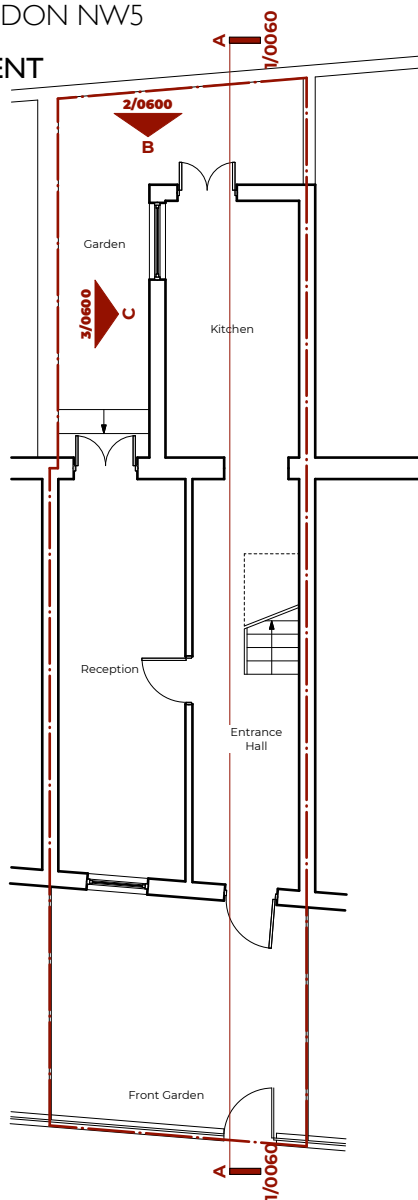
3 ELEVATION C

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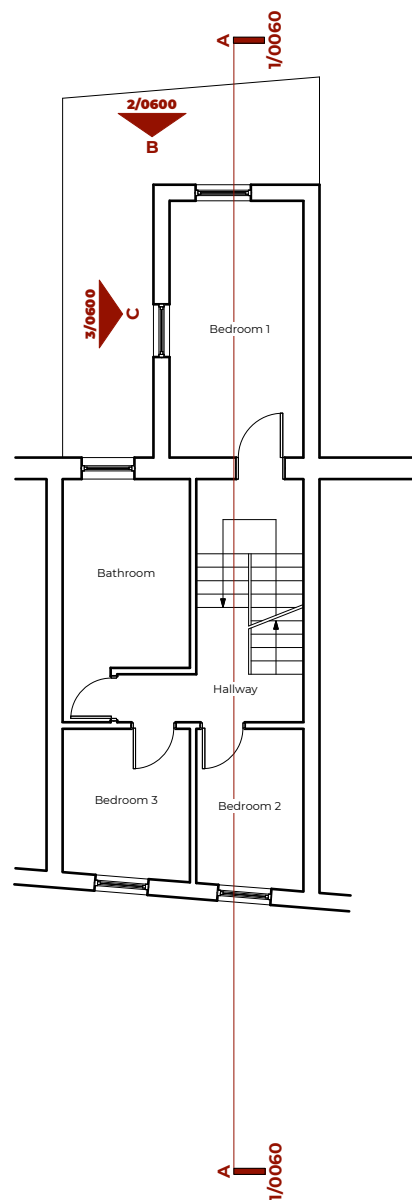
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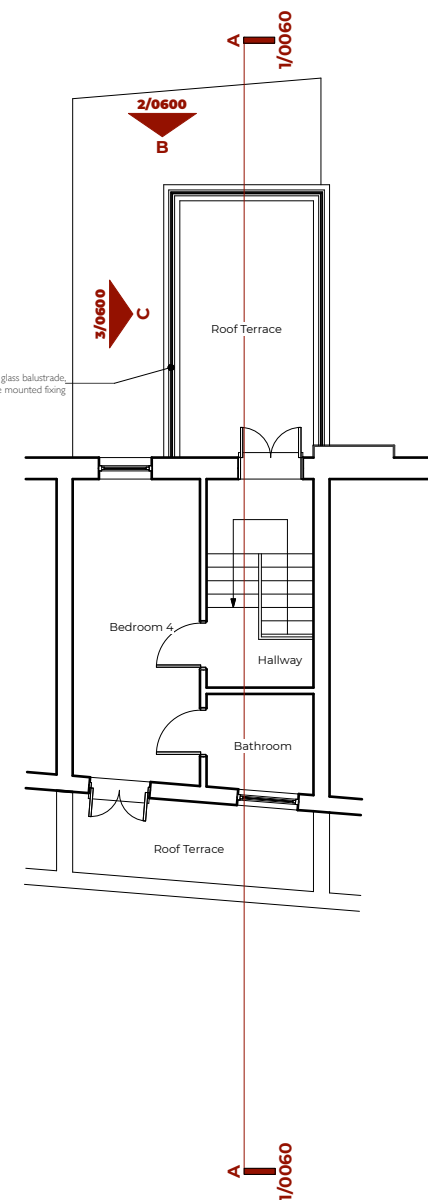
3.2 PROPOSED: PLANS



1 GROUND FLOOR PLAN



2 FIRST FLOOR PLAN



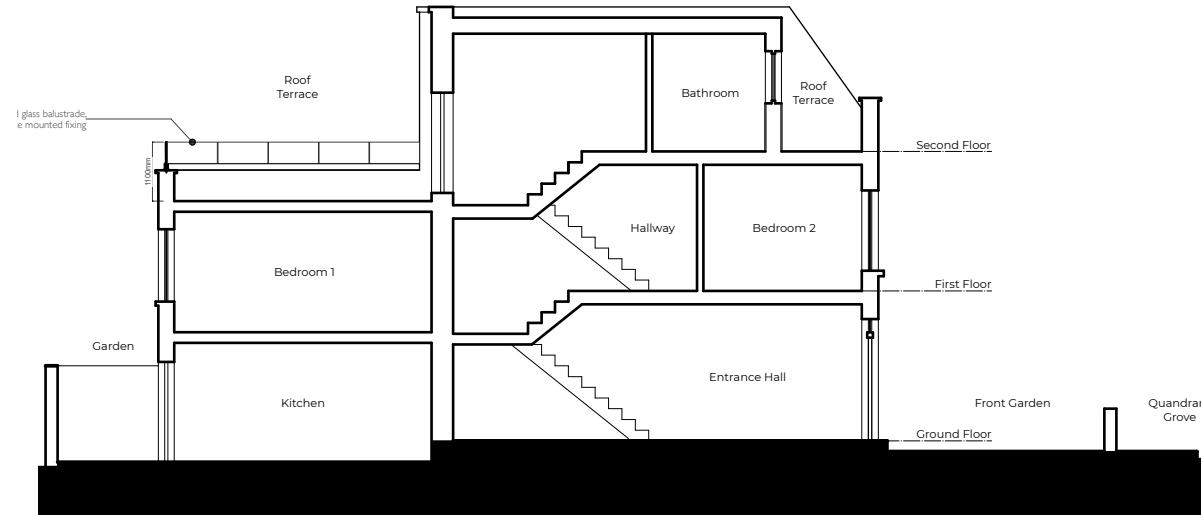
3 SECOND FLOOR PLAN

7 QUADRANT GROVE, LONDON NW5

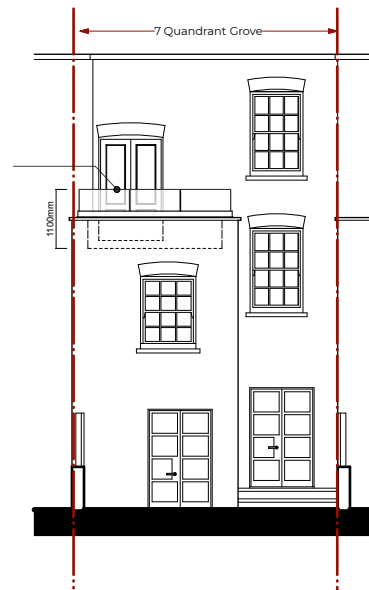
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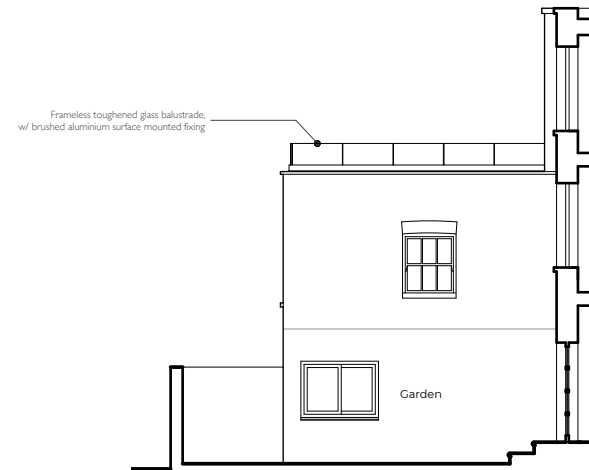
**3.2 PROPOSED: SECTION A-A,
ELEVATIONS B & C**



1 SECTION A-A



2 ELEVATION B



3 ELEVATION C