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0.0 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared by Ingram Design, on behalf of Kate Ashley, in support of the Planning Application for 16 Quadrant Grove, London NW5 4JN.

This document presents a proposal for a powder coated, metal balustrade, to be surface mounted around the perimeter of the exiting parapet of the first floor flat roof area. This will facilitate the use of the roof as a terrace, and provide additional outdoor amenity space.

1.0 BACKGROUND & SITE

The application site is a three story, single family house, located within a terrace row on the north side of Quadrant Grove, NW5, in the borough of Camden. The front of the property has a small garden, and the house is set back from the street. The rear of the house has a garden, backing onto the gardens of Malden Road properties. 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

Application Ref (2013/0255/P)
Appeal Decided (Jun 6 2013)- Householder Application
Single story rear extension to 1st floor of dwelling-house (Class C3).

Application Ref: 2013/0255/P: Refused
Single story rear extension to 1st floor of dwelling-house (Class C3).
Drawing Nos: Site Location Plan, 100P1, 101P1, 102P1, 103P1, 104P1, 105P1, 200P1, 201P1, 202P1, 203P1, 300P1, 301P1, 302P1, 303P1, Design and Access Statement.

Application Ref: 2007/5320/P, approved on 22.01.2008.
planning application for an erection of a roof extension with lean-to extension at the rear (Class C3),

1.2 SITE PHOTOS



14 Quadrant Grove street view



14 Quadrant Grove First floor roof



14 Quadrant Grove roof terrace

2.0 PROPOSAL

The proposal for this application is for the erection of a galvanised, powder coated metal balustrade, to be surface mounted to the top of the existing parapet of the 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.

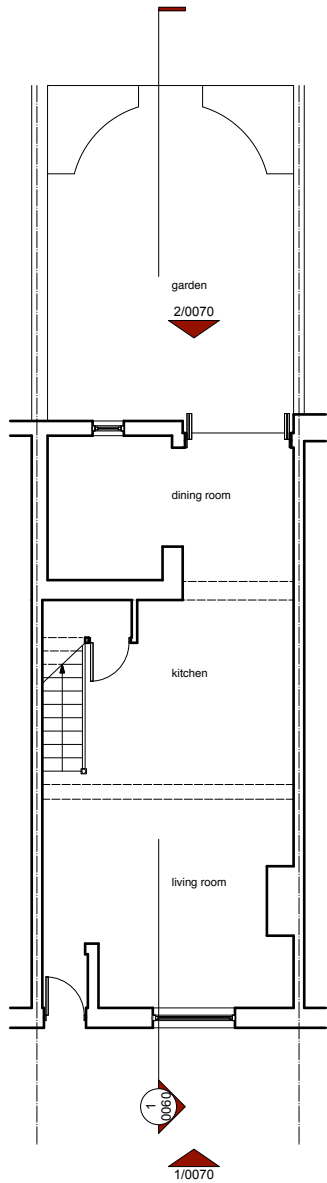
The balustrade will be will have a 40mm x 16mm half rounded top rail, 12mm round infill post, 40mm x 8mm flat bottom rail and 40mm x 40mm posts. The top of the proposed balustrade will be 1.1 meters high from the finished floor level of the terrace. The proposed balustrade will have a minimal impact on the appearance of the building, and 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.

The proposed metal balustrade is in accordance with Section 2.2.3 of the CPG Home Improvements which states:

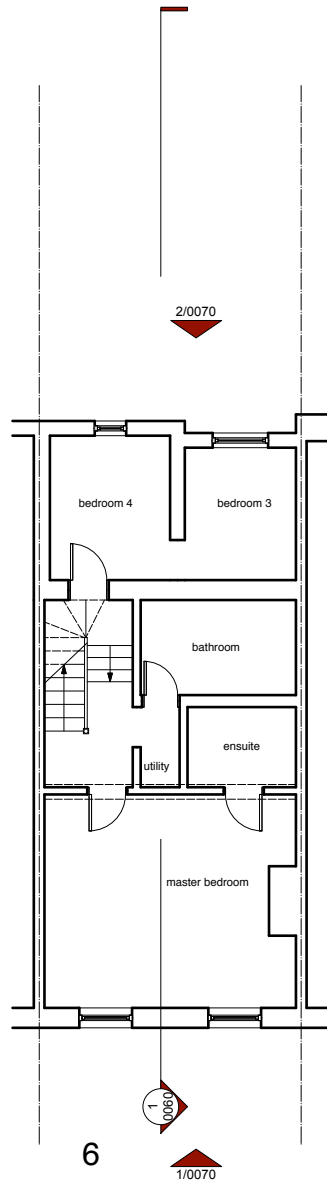
For traditional buildings, metal railings are preferred as they integrate well with the buildings character, are more resilient, require low maintenance and support plant growth.

There are no public views of the rear of the Quadrant Grove houses. Views of the rear of the houses are constrained by the small rear gardens, and trees and a high boundary wall screen the views from the properties in Malden Road to the rear.

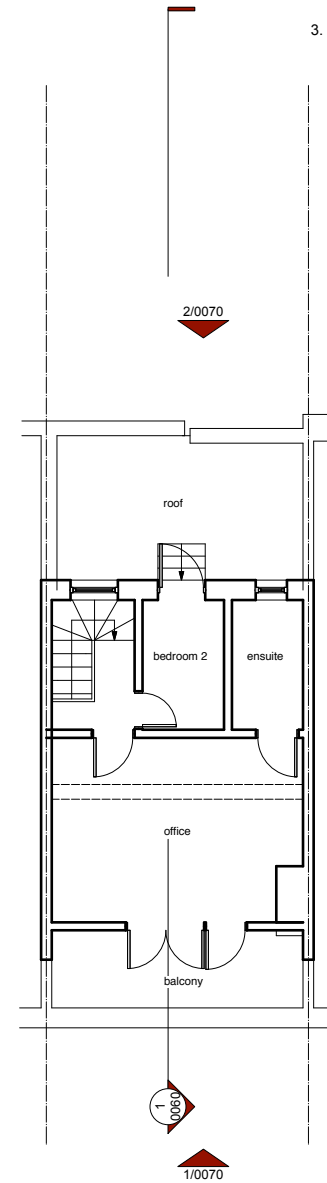
3.0 EXISTING DRAWINGS: PLANS



1 EXISTING GROUND FLOOR PLAN

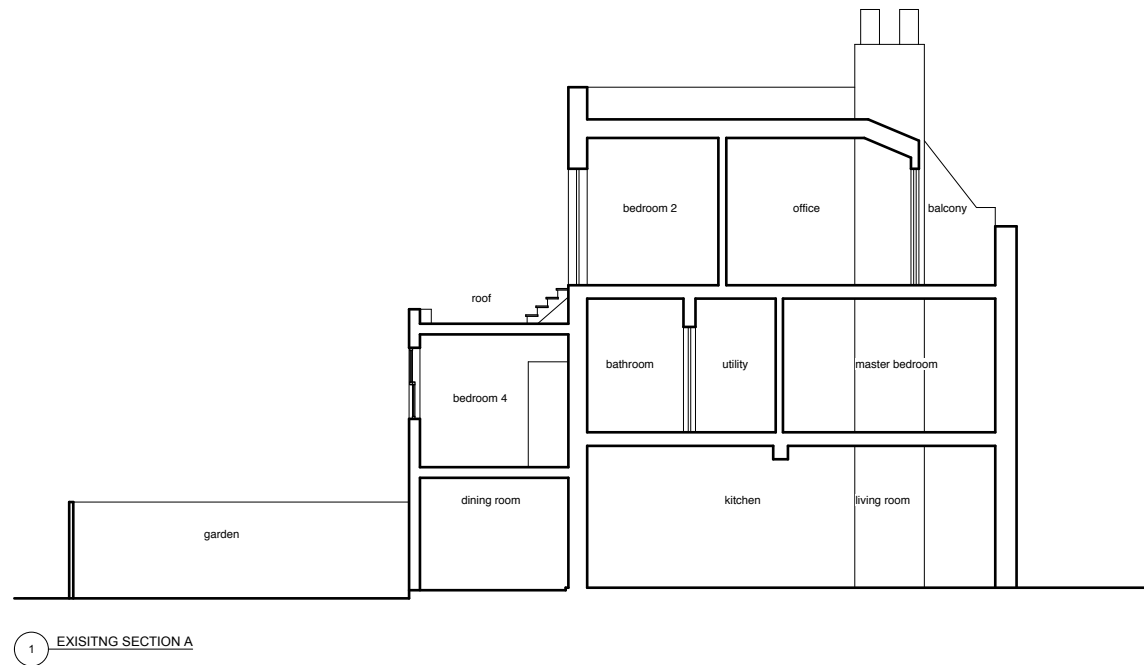


2 EXISTING FIRST FLOOR PLAN



3 EXISTING SECOND FLOOR PLAN

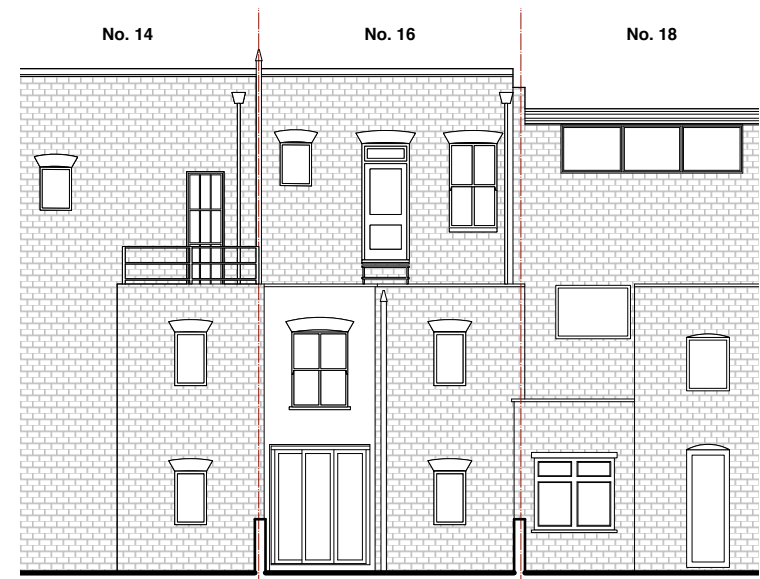
3.0 EXISTING DRAWINGS: SECTION A



3.0 EXISTING DRAWINGS: ELEVATIONS

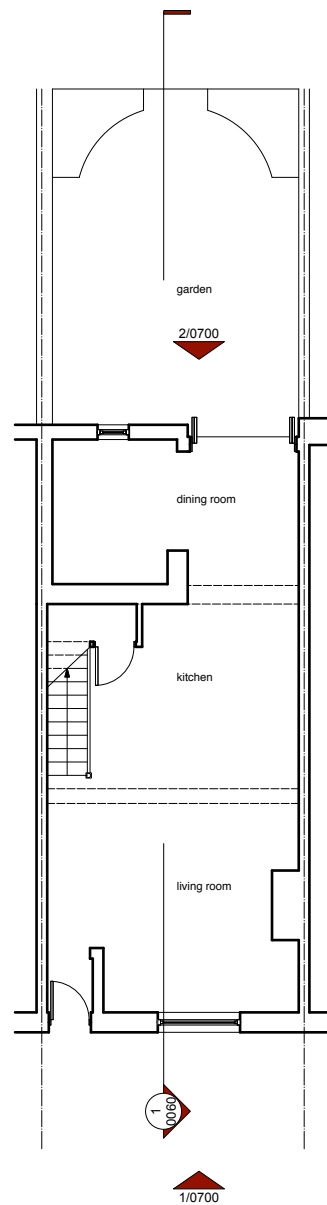


1 EXISTING QUADRANT GROVE ELEVATION

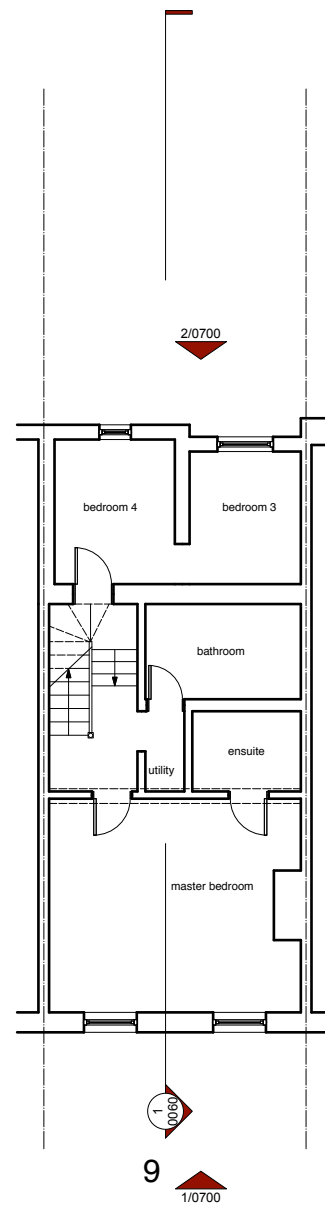


2 EXISTING REAR ELEVATION

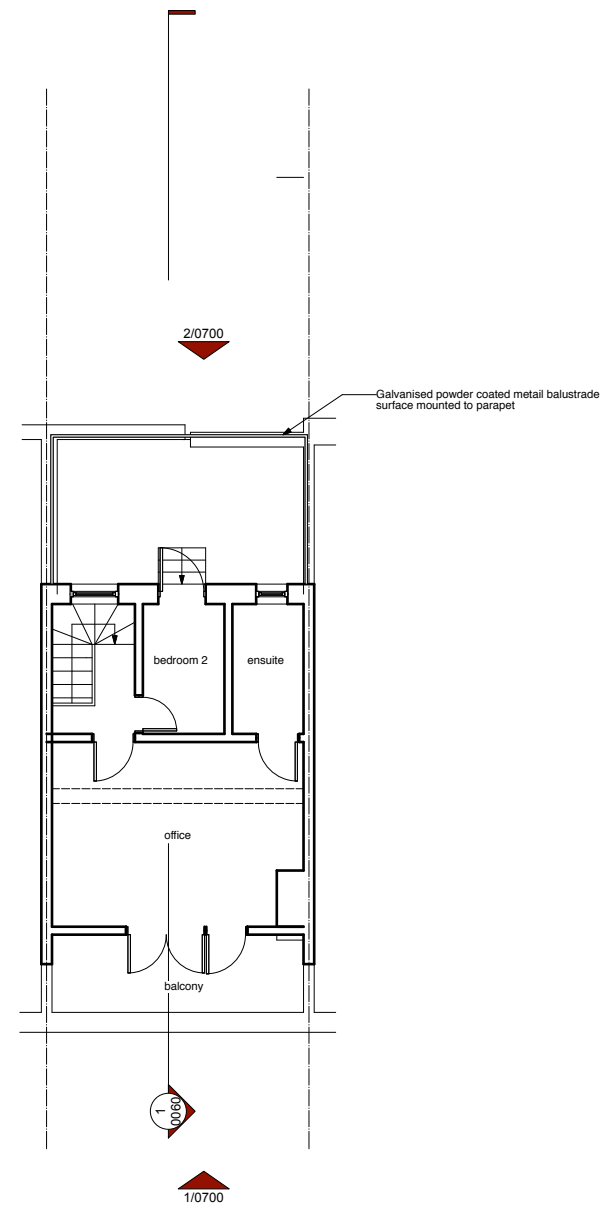
4.0 PROPOSED DRAWINGS: PLANS



4 EXISTING GROUND FLOOR PLAN

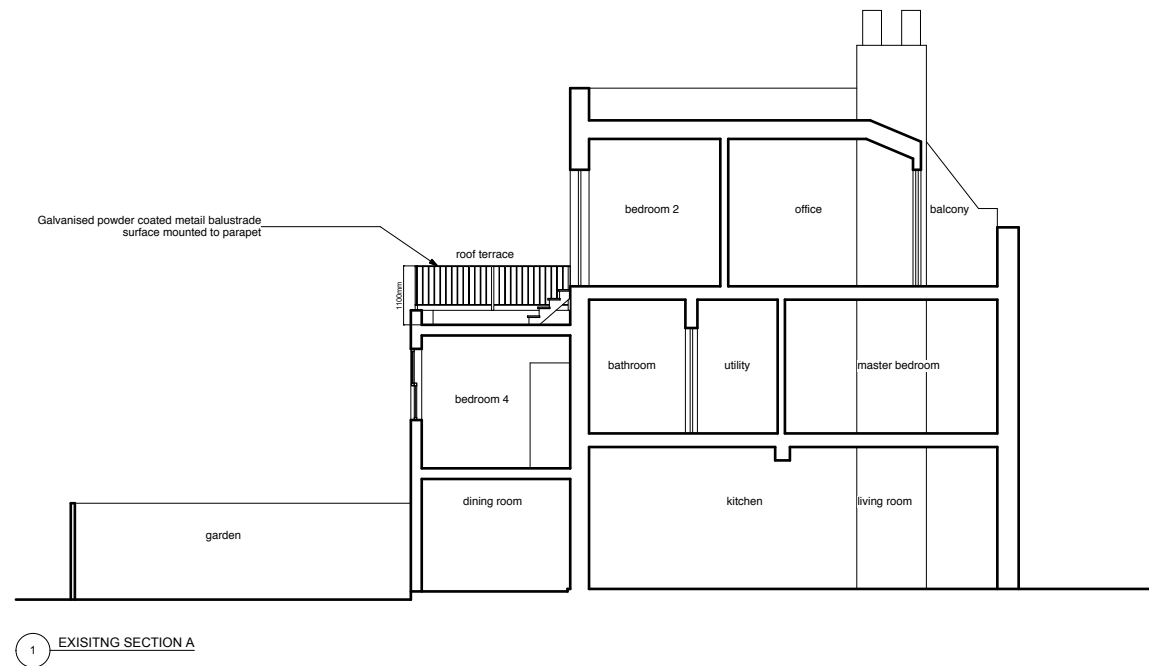


5 EXISTING FIRST FLOOR PLAN



6 EXISTING SECOND FLOOR PLAN

4.0 EXISTING DRAWINGS: SECTION A



4.0 EXISTING DRAWINGS: ELEVATIONS



1 EXISTING QUADRANT GROVE ELEVATION



2 EXISTING REAR ELEVATION

16 QUADRANT GROVE, LONDON NW5
DESIGN & ACCESS STATEMENT
March 2023

