

**37 Dartmouth Park Hill, London, NW5 1HU**  
**CREATION OF ROOF TERRACE OVER EXISTING SINGLE STOREY GROUND FLOOR REAR**  
**EXTENSION, INCLUDING METAL RAILINGS AND METAL STAIRS TO GARDEN LEVEL**

**HOUSEHOLDER PLANNING APPLICATION**

*Design & Access Statement /*  
*Heritage Statement*

**Introduction:**

This Design and Access and Heritage Statement is prepared in support of an application to Camden Council for the creation of a roof terrace over the existing ground floor rear outrigger. The proposed roof terrace aims to create further much needed amenity space for this large family dwelling house.

**Site Context:**

The existing house is located within the Dartmouth Park conservation area, which is described as follows in Camden's conservation area appraisal:

[It] "has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park."

**Proposals:**

The primary objective of this application is to create a roof terrace over the ground floor rear projection in order to add more amenity space. The roof terrace would include a staircase down to the garden level to ensure a good connection between the existing garden and the proposed roof terrace.

**Design Considerations:**

To ensure compatibility with the existing architectural style, the roof terrace would have metal railings to the rear, and the staircase down into the garden would also be made out of metal. To both sides of the existing flat roof over the rear outrigger there are parapet upstand walls with trellises over, the height of which would be raised as necessary to prevent overlooking onto the neighbouring properties. The roof terrace would include timber decking boards.

It should be noted that first floor rear roof terraces with stairs down to the garden level are already well established in the neighbourhood, and several examples can be found in the same terrace.

**Heritage Impact:**

The proposed roof terrace aims to be constructed with high quality materials, which will make a positive contribution to the rear elevation of the terrace, and as such will enhance the character of the house within the conservation area.

**Conclusion:**

In conclusion, this Design and Access and Heritage Statement supports the application for the creation of a roof terrace over the existing single storey rear extension. The proposed roof terrace will have metal railings to the rear, a metal staircase connecting to the garden level and timber decking. The roof terrace will improve the amenity space provision while preserving the character and appearance of the property within the Dartmouth Park conservation area.