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DESIGN AND ACCESS STATEMENT

for

Creation of new roof terrace and insertion of new single door into Seventh Floor East Elevation.

at

Flat 32, The Move, 154 Loudoun Road, NW8 0DJ

May 2013

Ref: 7752/D&A Statement

7752, Flat 32, The Move, 154 Loudoun Road, NW8 0DJ

DESIGN AND ACCESS STATEMENT



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Documents

Design and access statement to be read in conjunction with:

- 7752 / SLP
- 7752 / 01 Existing Seventh Floor Plan
- 7752 / 02 Existing Front Elevation
- 7752 / 03 Existing Section A-A
- 7752 / 04 Existing Section B-B
- 7752 / 11 Proposed Seventh Floor Plan
- 7752 / 12 Proposed Front Elevation
- 7752 / 13 Proposed Section A-A
- 7752 / 14 Proposed Section B-B
- 7752 / 15 Proposed Long Section B-B
- 7752 / 16 Proposed Long Front Elevation
- 7752 / 17 Block Plan
- 7752/ PS01 Photosheet

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1. Introduction

This statement has been prepared in support of our planning application at **Flat 32**, The Move, 154 Loudoun Road, NW8 0DJ.

The site is a modern building (completed in 2012), arranged in two cores. Core one, an eight storey building, contains 35 flats (including seven storey middle block). Core two, a smaller four-storey block contain seven flats.

The subject of this application is **Flat 32**, which is located in the eight storey block on the seventh floor.

The site itself located at the junction of two streets of varying character in South Hampstead, London. It is located directly to the south of South Hampstead train station and is bounded by Loudoun Road and Alexandra Road, with the railway cutting forming the northern boundary. The site is located adjacent to Alexandra Road Conservation Area.

2. Proposal

The proposal is for construction of a roof terrace on the lower roof of the middle seven storey block together with insertion of the new single door into external wall of the **Flat 32** East Elevation.

3. Use

The proposed use is residential. The scheme aims to create a usable amenity space for the **Flat 32**, which would enhance the quality of accommodation.

Due to its sitting, layout and proximity to adjoining properties the creation of the terrace will not result in any overlooking or loss of amenity to any adjoining or adjacent resident.

4. Amount

The proposal is to provide a roof terrace covering approximately 52 sq m.

5. Layout

The proposal does not involve any changes to the internal layout.

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6. Scale

The proposed terrace would be set back by 1.5m from the main front and side wall of the block and thus it would not be visible from the street level and would have no impact on the appearance of the main building or the surrounding area. A 1.1m high glass balustrade is proposed to the roof terrace.

7. Landscaping

The existing brown roof will be retained around the 1.5m perimeter of the terrace. The terrace will be landscaped to provide a varied habitat for indigenous birds and insects.

8. Appearance

The proposed roof terrace and its design would not adversely affect the appearance of the host property. The proposed glass balustrade would not be visible from the street and therefore there would be no impact on the streetscene.

9. Access

The proposed terrace will be accessed via a new single door opening from East Elevation of the Flat 32.