

FLAT 2, 43 REDINGTON ROAD  
HAMPSTEAD - LONDON NW3 7RA

1<sup>st</sup> FLOOR REAR ROOF TERRACE:  
PLANNING, DESIGN AND ACCESS STATEMENT  
17<sup>th</sup> August 2012

1. **SUMMARY**

- 1.1 This planning application is for a roof terrace on the flat roof of the rear bay window at 1<sup>st</sup> floor level of a detached residence containing 4 self-contained flats (numbered Flat 1, Flat 2, Flat 4 and 43a – see elevation drawings for locations).

2. **PLANNING AND DESIGN STATEMENT**

- 2.1 There is no planning history on this property that is relevant to this application.
- 2.2 The terrace is proposed on the un-used flat roof of the existing bay window. On the upper ground floor immediately below the flat roof, the bay window forms part of the living room of the upper ground floor flat.
- 2.3 The bay window roof coverings would be removed and the roof structure strengthened in accordance with current Building Regulations. The flat below would remain unaltered.
- 2.4 Additional sound insulation would be added to the roof to prevent both airborne and impact sound transmission, again in accordance with current Building Regulations.
- 2.5 The existing first floor window assembly would be retained and modified to form access to the proposed terrace – in white painted timber to match existing style with glazing bars and panes to matching proportions.
- 2.6 The proposed balustrade would be in black painted metal to a traditional design as shown on application drawing 1014-AP02, in keeping with the style of the existing building.
- 2.7 Panoramic photograph of existing rear elevation is shown below. The dense planting did not permit photography to the adjoining buildings.



Rear roof terrace - PDA statement

- 2.8 There is a precedent of rear roof terraces on the group of adjoining buildings – notably nos. 37a, 41 and 49 Redington Road. The aerial view below shows these in context:



These demonstrate that proposed terrace to no. 43 is both in context with the character of the area and, importantly, does not significantly increase overlooking to the existing rear gardens.

3. **ACCESS**

- 3.1 These proposals do not affect the access arrangements to the building.

**BROD WIGHT ARCHITECTS**

75 Haverstock Hill  
London NW3 4SL

telephone: 020-7722 0810  
fax: 020- 7722 0939

e-mail: [office@brodwight.co.uk](mailto:office@brodwight.co.uk)  
website: [www.brodwight.co.uk](http://www.brodwight.co.uk)

17<sup>th</sup> August 2012