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## **DESIGN & ACCESS STATEMENT**

**Proposal:** Roof terrace  
**Site:** 3C Albert Street, London NW1 7LU

### **Location and use of existing building**

The premises, which comprise a four-storey mid-terrace house converted to flats, front onto Albert Street in a regular way.

### **Design solution**

The aim is to reconcile the pragmatics of a roof terrace in a form that preserves the character of the street scene together with the privacy of adjoining owners.

The proposed installation of low level glazed screens set in from the perimeter will both conceal the screens and prevent overlooking.

Access to the roof terrace will be via an automatic opening hinged flat trap which will be safety-glazed and on a 200mm high upstand plinth. The trap will be positioned at the rear of the roof. The hatch lid in the open position will momentarily protrude above the rear parapet, but for safety reasons will close immediately after usage.

The addition of the proposed amenity space in this urban context will enhance the quality of life for the resident. Many planning policies support this proposal.

Additionally, it is noteworthy that there are many established and very visible terraces adjacent and in the surrounding streets; they have become part of the character of the area.

There is no proposal for any structure above 1.2 metres or indeed any lighting.

NB The applicant together with the leaseholder of 3B are currently in negotiation for the freehold of the entire premises from Camden Council.