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Planning Application July 2012

Design & Access Statement

Flat 3
35 Primrose Hill
London
NW3 4UL

Introduction

This application is for the part demolition of an existing mansard roof extension at the rear of the property to create an external terrace at top floor level.

Existing property

The existing property is a first and second floor flat within a four-storey house.

The property lies within the Belsize Park Conservation Area.

The top floor of the property has an existing mansard roof conversion to the front and rear and has a roof terrace accessed via a roof hatch. This is typical of the terrace and both adjacent properties have mansard extensions.

The rear of the property overlooks a private garden and has tall and dense trees which fully screen the views of the neighbours beyond (which are on the next street over in any case).

All mansard conversions have rear facing opening windows and are separated by high extended party walls.



Existing rear mansard in black tile



Existing rear neighbouring mansards in various materials including render and brick



Existing metal and glass balustrade to roof terrace



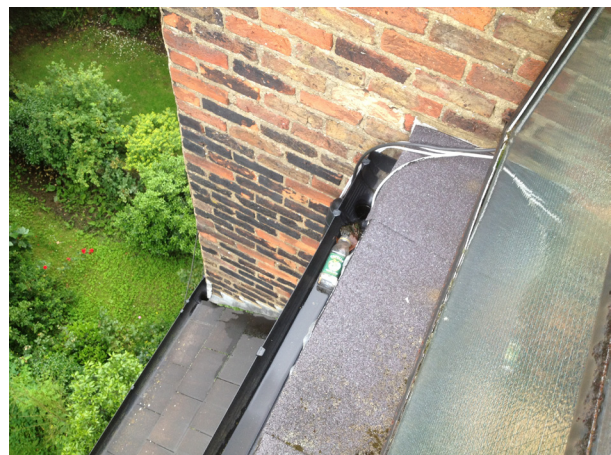
Existing rear neighbouring mansards on both sides



View down from rear terrace



View of raised party walls



View of raised party walls

Design principles and layout

The proposal has been designed in relation to the privacy of the neighbours and the applicant. The opening onto the proposed terrace has been set back to take advantage of the extended party walls and parapets to provide screening between the neighbours.

All mansards have opening windows and so it submitted that there is no worsening of the existing overlooking situation, There is no proposed change to the street elevation.

Intended use

There is no change to the existing use of the flat.

Appearance

The new wall to the terraced room will be in tile to match the surrounding. As this wall is set back from the roof edge it's visibility will be reduced from the rear.

The balustrade to the terrace will be glazed in minimal framing to minimise its impact on the building and to remain in keeping with the existing balustrade at roof level.