

SEWELL AND HAWKINS

ARCHITECTS

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**DESIGN AND ACCESS STATEMENT RELATING TO THE FORMATION
OF A ROOF TERRACE AT 31C, ESTELLE ROAD, LONDON, NW3 2JX**

A Design

The proposal comprise the demolition of the existing pitched roof above the two storey rear addition to form a roof terrace for the use of the upper floors maisonette. The proposal includes the raising of the perimeter brick wall of the addition to form a parapet enclosing the roof terrace. A steel balustrade is to be provided as guarding to the roof edge.

The raised wall and the balustrade are to match the levels and form of that, as existing, on the adjacent property, no. 29 Estelle Road.

B Access

Access to this roof terrace is gained from the enlargement of the existing window on the stairs half landing into a door opening.



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