

## Planning Statement – 16 Leighton Crescent, London, NW5 2QY

This Planning Statement, prepared by e.Architecture, is submitted in support of the Planning Application for a Roof Terrace at 16 Leighton Crescent, London NW5 3QY

The site is located in the London Borough of Camden.

The property is located midway in a 4-storey crescent terrace,. The properties have mansard pitched roofs to the front and rear slopes. A crescent-shaped park area fronts the terrace with several trees which mask it from nearby Leighton Grove.

Our client, living on the top 2 floors of the building and having no access to the rear garden, is deprived of contact with 'the outside'.

It is proposed to create a terrace at top floor level in the rear roof slope. Such a terrace would provide a fresh air outlet and greatly enhance her living experience.

The terrace might also be considered as a viable means of escape in case of fire, not only for our client but for adjacent properties which have access to their roofs.

In accordance with guidelines, the cut-out for the terrace retains a roof apron which maintains the profile of the roof edge from below.



Due to the height of the building, the rear roof slope itself is not visible from ground level, from the back of the long rear gardens to the property and its' neighbours. Additionally, the rear of the property and a view of the proposed roof terrace is only possible from a small specific area of the cul-de-sac end of Falkland Road.



Examination of neighbouring roofs reveals a number of rooftop terraces, particularly in nearby Leighton Grove, which have an asymmetric aspect with a section of roof to one side of the terrace. A new roof terrace at 3 Leighton Grove, which has recently been granted Planning Permission, can be seen under construction at the right of the above photograph

Accordingly, this pattern has been repeated with this proposal.

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8<sup>th</sup> March, 2011