

Flat 4, 23 Alvanley Gardens
Design and Access Statement

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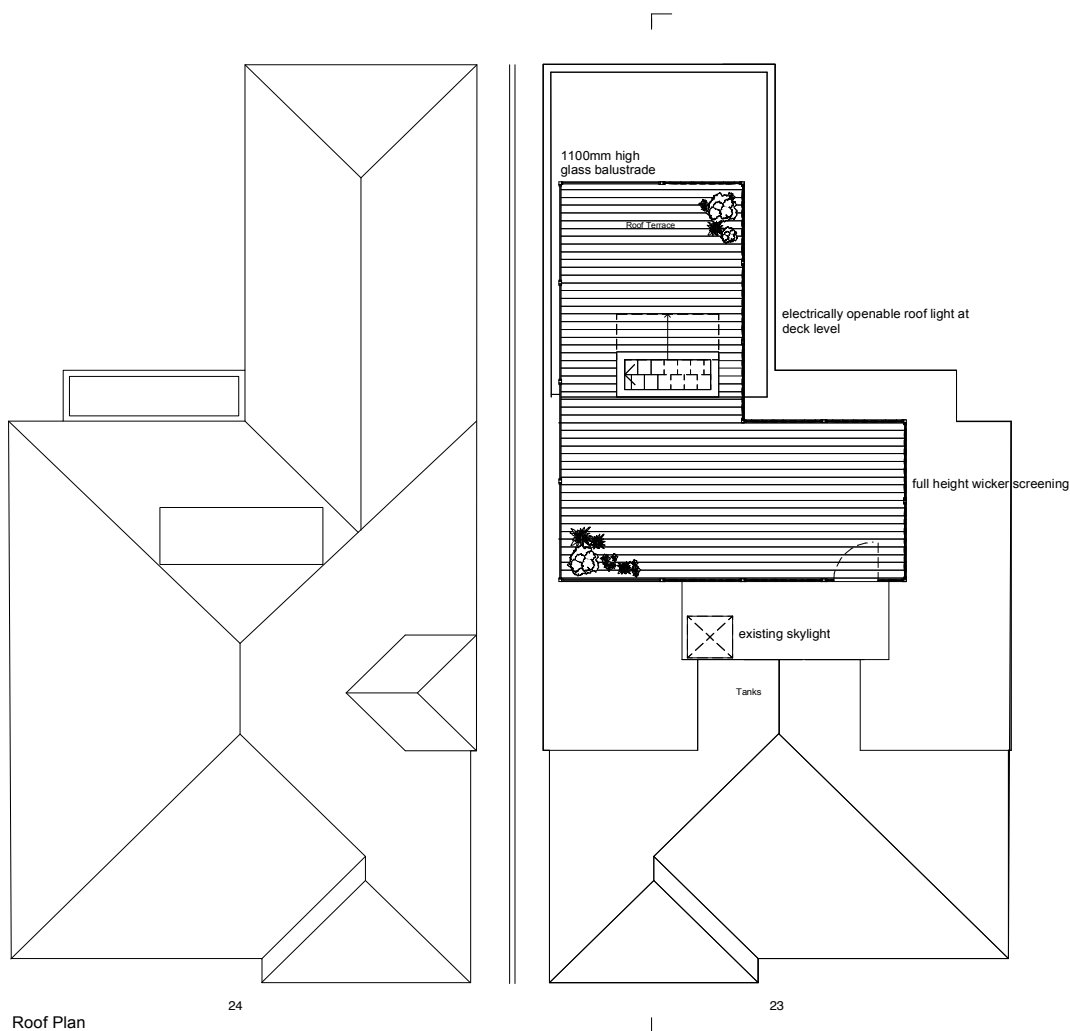
Use

23 Albanley Gardens is divided into five apartments. It is proposed to add a roof terrace accessed from the rear second floor apartment, Flat 4.



Amount

The proposed roof terrace covers an area of 37m². The terrace has been set well back at the front so that it is not visible from Albanley Gardens (see proposed section drawing), and from the western boundary to avoid overlooking of neighbours.



Layout

The terrace is proposed to be screened to the north, east and west, and open to the open panoramic southerly views to the south.



East and South views



West and North views

Scale

The terrace and associated screening and balustrade are considered to be in scale with the surroundings and the various other roof terraces in the immediate vicinity. The closest buildings in Crediton Hill to the west are well over 20m away.



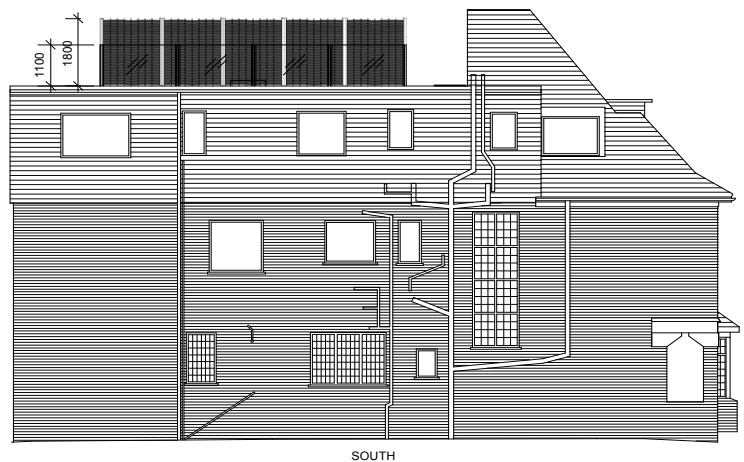
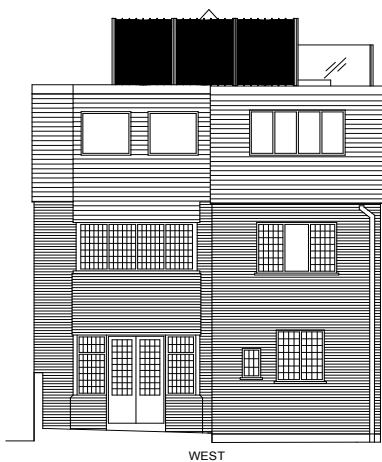
View of roof terraces on buildings in Crediton Hill

Appearance

The screening to the rear is to be woven willow screens in a dark metal frame, and the balustrading to the south is to be glazed to minimise its appearance.



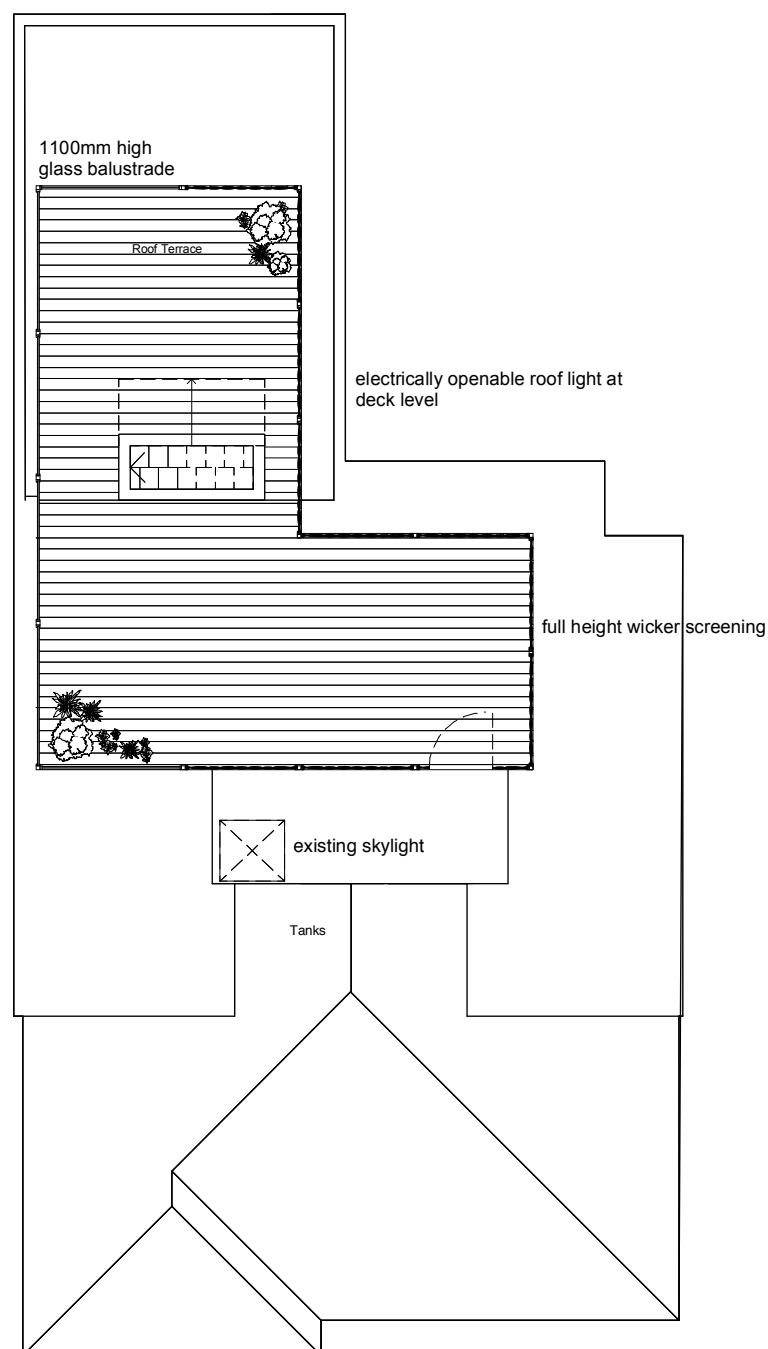
Proposed East and North Elevations (not to scale)



Proposed West and South Elevations (not to scale)

Landscape

The terrace provides amenity space to the flat (which otherwise has none), and offers an opportunity for landscaping.



Proposed Roof Plan with wicker screening and glazed balustrades (not to scale)

Access

Access will be from an internal staircase under an electrically operated sliding skylight level with the decking. As access is from only one flat and not the building as a whole, its use will be limited.

