

DESIGN & ACCESS STATEMENT

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6 Woodsome Road, London, NW5 1RY

Proposed roof terrace.

March 2011

Job - 1292

This statement is submitted as part of a Planning Application submitted to Camden Council for the above site. The design and access statement will consider the access arrangements within the proposal in relation to current legislation and guidance:

*Building Regulations Part M 2004*  
*Building Regulations Part K 2000*

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DESIGN

The proposal is for a flat roof and terrace above the First floor of the approved extension to the rear of the property.

SITE AND SURROUNDINGS

No. 6 Woodsome Road is a 4 bedroom, three storey attractive and elegant Victorian terrace family house set within Dartmouth Park Conservation area. The front elevation is as existing with 'Neo - Georgian' design with London yellow brick above the white render to the ground floor.

It is not uncommon for properties within the terrace to have been extended to the rear elevation to create an efficient internal and external space for modern living standards. This elevation is a mix of architectural styles having been built during the lifetime of the street. Proposed roof terraces are common directly behind this property on Croftdown Road.

The property, built approximately 100 years ago has a very small front garden and larger rear garden with no off-street parking.

LAYOUT

Accessed from the stair landing, this proposal increases quality external space for all family members whilst maintaining no over looking to neighbouring properties.

### SCALE

The terrace will provide an additional 14 sq m of external space for this family house whilst remaining in keeping with the roofline along the rear of the terraces.

### APPEARANCE

The proposal maintains the existing V – shaped roof pitch and brickwork to the rear elevation and sits comfortably within its context. The flat roof will be set back from the elevation and below the line of the pitched roof with only the minimal clear glazed balustrade visible. The frosted glass screens above the party walls maintain privacy for all neighbours whilst not disrupting light quality to internal rooms in any way.

### LANDSCAPING

n/a

### ACCESS

The proposed flat roof has stepped free access from the stair landing.