



---

**Design & Access Statement for**  
**Roof Terrace**  
**at**  
**76 Agamemnon Road. NW6 1EH**

## Site Analysis

76 Agamemnon Road is a single family terraced house. It is similar to adjacent houses but at present it does not have any extensions. The house was built with adjacent properties completed in 1893 as evidenced from the stone plaque built into the bay window at the front.



## Proposal

A loft conversion with roof extension is proposed under a separate 'Lawful Development' certificate application, but this planning application is for a roof Terrace to part of the closet wing. The terrace will be used in conjunction with the loft extension if both applications are successful.

A low parapet is proposed to the closet wing roof edge which will give a level of privacy between the neighbours. The parapet will line through with the fascia board to the main roof at the rear and will extend above the level of the existing closet roof by approximately 825mm (approx 550mm from the terrace floor level). To meet Building regulation requirements a handrail will extend from behind the parapet to a height of 1100mm above the terrace 'floor' finish as shown on the proposed elevations on drawing PL02.

## Precedents

There appears to be several precedents on Agamemnon road for roof terraces at the rear of the properties - 86 was granted planning permission for a terrace in 2005 (ref: 2005/5534/P).



No 90 has a similar roof extension and terrace to these proposals

## **Access for all**

The proposal does not affect access throughout the house, however there will be a small step between the Loft extension and terrace, necessary to accommodate floor levels and an adequate waterproofing detail.