

## **Design & Access Statement**

**137-1 Gloucester Avenue, NW1.**

The development proposes an upper ground floor roof terrace above a proposed single storey rear extension on the lower ground floor creating a much needed outdoor amenity space for the upper ground floor flat.

Access to the property is unchanged, while access from the flat to the terrace complies strictly with building control requirements.

The terrace balustrade is clear glass and kept back from the rear of the extension below to maintain that flats privacy and reduce overall impact.

N Timson.