

Application for Planning Permission to Build a Roof Terrace at

48 Maygrove Road, Kilburn, London

DESIGN, ACCESS AND PLANNING SUPPORT STATEMENT



ARCHITECTURAL SERVICES
21 Westfield Park, Redland.
Bristol BS6 6LX
tel: (0117) 973 8654

Contents

1. Introduction
2. Proposal
3. Planning History
4. Relevant Policies and Key Issues
5. Design Considerations and (in italics) Rationale
6. Summary and Conclusion

1.00 Introduction

- 1.01 The site is located between Kilburn and West Hampstead Railway Stations. It is within a residential road in a predominantly residential area to the west of Kilburn High Road.
- 1.02 The site is not within a Conservation Area and is not a listed building.
- 1.03 The site is a top floor two bedroom maisonette.
- 1.03 There are several properties in the same road with roof terraces, including the adjacent property at no.50.
- 1.04 The area is predominately characterised by terraced early Victorian properties.

2.00 Proposal

- 2.01 The application is to provide a roof terrace on the rear annexe to the property. To ensure there is no loss of privacy regarding overlooking properties a wall will be built up around the perimeter of the terrace and topped with a metal balustrade. A screen will be constructed to the western side of the terrace to ensure privacy for the adjacent property and the application site.

3.00 Planning History

- 3.01 An application was presented and approved, with conditions, for a Change of Use including works of conversion to provide two self-contained maisonettes. See Camden Application No. 29570.

4.00 Relevant Policies and Key Issues

London Borough of Camden Replacement Unitary Development Plan 2006 (with 2009 revisions)

RELEVANT POLICIES

- B1 General Design Principles
- B3 A Alterations and extensions
- SD6 Amenity for occupiers and neighbours

KEY ISSUES

Policy B1 IS THE PROPOSED ALTERATION DESIGNED TO A HIGH STANDARD?

The proposed works have been designed to be compliant with all the appropriate policies and to meet all appropriate building regulations. The design safeguards the appearance of the premises and character of the immediate area.

Policy B3 A WOULD THE PROPOSED ALTERATIONS CAUSE HARM TO THE ARCHITECTURAL QUALITY OF THE EXISTING BUILDING OR THE SURROUNDING AREA?

The proposed works are respectful of the character and appearance of the building and preserve the character and appearance of the street scene. The design will have minimal impact on the architectural integrity of the building and is in no way detrimental to the amenity of the surrounding environment. Within the surrounding area several roof terraces have been granted, for example at no. 41 ref: planning application 2006/0146/P; also at no.49 ref: planning application 26291.

Policy SD6 WOULD THE PROPOSED ALTERATIONS CAUSE HARM TO THE AMENITY OF OCCUPIERS AND NEIGHBOURS?

Roof additions can have an adverse impact upon the character and appearance of buildings in some cases. In this particular case the roofline of the main house will be marginally altered by use of a catslide roof to the dormer. This will allow headroom for a door to replace the uppermost window.

Screening 1.8m high will be constructed on the western side of the terrace to ensure total privacy between the adjacent properties. All the materials have been chosen sensitively to blend with those used in neighbouring properties. The external wall perimeter of the roof terrace will be built up with similar bricks to the existing topped with a painted balustrade as per other roof terraces in the vicinity. The overall height will be 1100mm. The alteration will appear minimal and improve the amenity for both the occupiers and neighbours.

5.00 Design Considerations and (*in italics*) Rationale

- 5.01 The built form should respect the character of the immediate area in terms of visual impact and massing.

The design submitted is a low key solution for the need to provide an external facility for a two bedroomed flat. There are several similar roof terraces in the same road e.g. Flat 3, No.41 Maygrove Road received planning approval for one such roof terrace in February 2006. Reference Planning Applications 2006/0146/P; 26291; 2007/1908/P; 2008/1494/P.

- 5.02 The proposed building should not affect the privacy nor amenities of any of the surrounding properties.

The privacy and amenity of the surrounding properties will be preserved by the proposed design. See response to Policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 (with 2009 revisions).

- 5.03 Would the proposal unacceptably affect the residential amenity of the area?

The residential amenity is preserved by the design by use of the local materials as per the adjacent buildings. e.g. Bricks/ timber/ glazing/ railings. Low level lighting will be used within the roof terrace.

6.00 Summary and Conclusion

- 6.01 The proposed development will not harm the character nor appearance of this part of Camden.
- 6.02 The proposal will enhance the residential amenity of the area.
- 6.03 The alteration will appear minimal and improve the amenity for both the occupiers and neighbours in order to be consistent with Policy SD6 of the UDP.

Thursby Associates



Photo 1: Rear Elevation and adjacent property with roof terrace