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Project: 125.31 Hadley Street  
Client: Alex Levintaner  
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DESIGN ACCESS STATEMENT  
29/31 Hadley Street  
London NW1 8SS

Corner View Hadley Street / Castle Road

### Proposal

The proposal is for the development of a rear roof terrace to the existing single storey end of terrace house at 29/31 Hadley Street and corner of Castle Road, London NW1 8SS. The roof has been used in the past as a terrace.

### Design (Character and Appearance)

The character and appearance of the surrounding area, which is not within a conservation area is defined by the streetscapes of Healey Street, Grafton Crescent, Castle Road and Castlehaven Road. In this document we observed that roof terraces have progressively contributed to the evolution of the street's character and appearance. Presently, the majority of the dwellings in this neighbourhood have such terraces as well as rear gardens, which this particular dwelling does not have.

What makes this end of terrace property unique is the connection to a single story dwelling, with the proposed terrace. We therefor saw it necessary to give this feature due attention when composing the rear of the property.

The new door leading to the rear roof terrace is within the original opening of the sash window and in keeping with the architectural quality of the proposal but also the relationship to the adjoining buildings.

The end of terrace location of 29/31 Hadley Street denies the property a garden and the terrace would seek to provide the dwelling with an outdoor amenity space. The Camden Council policy makes reference to roof terraces in this context:

*Roof level conservatories, terraces and gardens can provide attractive outdoor spaces within the densely built-up city but, unless sensitively handled, can harm the appearance of buildings and impair local amenity.*

We believe the careful attention to the terrace's position and relationship to adjoining buildings addresses this policy's concerns. In terms of outlook, the same end of terrace setting that has denied 29/31 Hadley Street from having a garden also prevents overlooking from the terrace into rear gardens. The views are primarily to the blank end of terrace and the street.

A short study in the immediate vicinity of Hadley Street and Grafton Crescent has revealed that a profusion of terraces exist at roof level in a multitude of forms and sizes. The result of this study are illustrated on the following pages. The established pattern of these terraces clearly contributes to the areas character and appearance and our proposal does not seek anything further.

We believe we have considered the terrace's setting carefully in order to produce a solution that provides the required amenity whilst not harming the character of either the property or the neighbourhood. The proposed terrace is an addition to the composition of the rear elevations and is only seen in this context.

### Use

The existing residential use of the building remains unchanged.

### Layout

There is no change to the layout of the roof / roof terrace. There is an existing large skylight, which will remain in place.

### Scale

The current property has 170 sqm. The proposed roof terrace will have 50 sqm.

### Access

The access to the property will remain unchanged. The access to the roof terrace is proposed to be from the new double french door, which replaced a full height sash window. The existing opening of the sash winoow remains unchanged.





View of rear dwellings on Grafton Crescent



View of rear dwellings on Grafton Crescent



View of rear dwellings on Healey Street



View of rear dwellings on Grafton Crescent



View of rear dwellings on Castlehaven Road





29/31 Hadley Street

Satellite view of Hadley Street and immediate vicinity showing roof terraces.