

Design and Access Statement For a Roof Extension and Roof Garden
At Upper Flat, 140 Gloucester Avenue, NW1

Design - Basement

A rear mansard roof extension with a front terrace is proposed onto the existing roof to match the approved application for the adjacent buildings, no.142, and no.144 which has been built. The front will be set back to allow a terrace and access to the roof garden. Full width double glazed bi-fold doors to be placed at the front and conservation velux windows in the rear mansard.

A roof garden is also proposed on top of the extension set back from the front edge to reduce visibility from the public road. The front white rendered screen wall will have plants placed in front of the wall to project a green image. The barrier will continue around the edge of the roof garden at 1.1m height.

Impact on existing Party Walls:

The wall to the north has already been raised and Party Wall Notices will be issued to enclose upon that and to raise the wall to the south.

All Upper Floors

First and second floor will be refurbished as the property is in a derelict state.

Access

Access to the property remains unchanged.

Trees

This property does not have any trees planted in its rear garden and there are no trees within a distance that will be influenced.