

DESIGN AND ACCESS STATEMENT FOR NEW ROOF TERRACE TO THE REAR OF No. 156A AGAR GROVE, LONDON NW1 9TY

(The roof terrace has already been constructed and is located on the roof of the upper ground floor at the rear of No. 156A Agar Grove. The purpose of this design and access statement is therefore to explain the function of the terrace and indicate its construction.

(On the attached drawings the original features such as the sash window, galvanized metal balustrade etc are labelled existing to distinguish them from the new construction.)

The original flat roof formed part of the extension to the rear of lower ground (garden) floor flat to 156a Agar Grove. It was in two parts. The section nearest the garden was flat and has been retained in its original form. When the extension was built the rear section of the roof, nearest the house, was constructed sloping back towards the house to enable a dormer window to be inserted to light the rear part of the living room below without obstructing the bottom part of the sash window to the living room to the upper ground floor flat. This rear section has been rebuilt and is now divided into two parts: that nearest the house has been lowered to form a flat roof on a level with the sill of the sash window, while the rest has been raised and flattened to enable the dormer to be retained. Steps have been provided to assist access between the rear section and the rest of the roof.

The purpose of the alterations is to provide a level access to the whole of the roof to enable planting to be provided and hereby create a more pleasant view from the window to the living room of the flat on the upper ground floor. The whole of the roof has now been covered with timber slats to improve access and appearance. Access to the terrace is provided from an adjoining original terrace which is reached from a door from the kitchen of the upper ground floor flat. The original upstand and galvanized metal balustrade between the original and new terraces have been retained and only a lightweight balustrade overlooking the garden has been provided since only occasional access to the new terrace is proposed. A timber trellis has also been provided on the line of the party wall of the adjoining house. It is proposed that the balustrade and trellis are to accommodate hanging and climbing plants to improve the view from the living room, to reduce overlooking from the properties beyond the end of the rear garden, and to minimise overlooking of the rear garden to the adjoining house, I hope that this brief statement clearly indicates the purpose of the new terrace and that permission will be granted for its retention.