

DINERMAN DAVISON ASSOCIATES

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BTD/CF

Your Ref: CA/2008/ENQ/20950

5th February 2008

Development Control
Environment Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND.

**Planning Application: Town & Country Act 1990
27 Flask Walk, Hampstead, London NW3 1HE**

Design Statement

Mr. & Mrs. S. Freeman, the Owners of the House, wish to create a flat terrace at roof level.

Following discussions with the Planning Officer and noting the comments given in the Refusal Notices for previous Applications, the design now recognises the importance attached to maintaining the appearance of the existing elevations of the Terrace in which the House is located and in particular the roof line with the butterfly roof slopes to the rear elevation when viewed from Back Lane.

The design therefore retains the existing front elevation unaltered with the new terrace set behind the existing parapet, the top of which will be approximately 1200 mm above the level of the new terrace.

The rear elevation again remains unaltered and that part of the existing roof slope to the butterfly roof is retained to the extent that it remains visible from Back Lane, this being, it is believed, the only vantage point from which the roof slopes can be viewed. The remainder of the roof slopes will be removed.

Access to the roof terrace will be by way of a new internal staircase with a flat retractable sliding rooflight over as access. Safety guard rails will be provided adjacent the rooflight and the rear retained roof slope. The rooflight and guard rails are well below the level of the parapets and will not be visible from street level nor from the single vantage point of Back Lane.

The proposals have been discussed with the Planning Officer who it is believed now supports this design approach.

Access Statement

The existing House is four storeys comprising Basement, Raised Ground, First and Second Floors.

Access to the House is by way of a single external staircase to the front of the House leading to the raised Ground Floor entrance.

Internal circulation is by way of an existing dog-leg staircase.

Design and site limitations and planning restrictions prevent access being formed for non-ambulant persons.

Signed 
for and on behalf of Dinerman Davison Associates.

Dated: 5th February 2008