



METROPOLITAN DEVELOPMENT CONSULTANCY LTD.

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1.0 DESIGN AND ACCESS STATEMENT

1.1 LOCATION

The property is located in the London Borough of Camden on Skardu Road, a predominantly residential road, characterised by Victorian styled brick semi detached houses. The property is well served by most amenities including the rail and underground networks, bus routes and neighbourhood shopping, all of which are within convenient walking distance.

The site is situated within a long established neighbourhood, with a broad range of community facilities within a short walking distance. The site location is close to all local amenities, including public transport facilities, schools, and retail facilities, which are all positive characteristics.

1.2 USE

The site is currently seven self-contained flats, which at present are all vacant as the property is undergoing an extensive renovation. The proposals are to change the use of the flat roof over the existing Ground Floor rear extension of the building in order that it can be used as an external terrace.

1.3 AMOUNT

The size of the proposed terrace has been determined by the size of the existing rear extension structure. The proposals will not adversely affect the amenity of any neighbour, and the design and nature of the development will avoid any detrimental impact on the daylight or sunlight to the surrounding properties. Obscure glazed privacy screens have been included in the design to protect the privacy of the neighbouring properties.

The proposed terrace will provide external amenity space to the occupants of the rear First Floor flat.

1.0 DESIGN AND ACCESS STATEMENT cont./

1.4 LAYOUT

The proposed development will be accessed solely by the residents of the First Floor, namely Flat 4, through new french doors serving the reception room.

The terrace will have glazed, French doors which open out onto the terrace to improve daylight, ventilation, outlook and amenity space to the flat.

1.5 SCALE

The size of the proposed terrace has been determined by the size of the existing rear extension structure. The property at 11 Skardu Road has a similar terrace to the one proposed and is of a similar scale.

1.6 LANDSCAPING

A non slip tile is proposed to the external terrace.

1.7 APPEARANCE

The materials selected for the development have been chosen to compliment the building and surroundings. The obscure glazed privacy screens will be set with the top of the screen 1600mm from the tiled finished floor level to protect the privacy of the adjoining properties. The obscured glazing will allow natural light to pass through, therefore the daylight and amenities to the neighbouring properties will not be affected. The glazing has also been selected as this material will seem less obtrusive than a solid material.

1.8 ACCESS

The proposed terrace will be accessed solely by the occupants of Flat 4 through the new french doors.

1.9 LIFETIME HOMES

N/A