

Design and Access Statement

2a Hadley Street, London, NW1 8SS – Roof Terrace.

This statement accompanies the Householder Planning Application for a roof terrace to the house at the above address. This application follows an application granting approval for the building of a mansard roof extension (ref 2013/1985/P). Application 2013/1985/P was granted on 05.07.2013.

This proposal seeks to add a roof terrace on top of the flat section of mansard roof.

Planning guidance on overlooking and privacy.

The recommendations as set out in the Camden Planning Guidance 6 (CPG6) Section 7 “Overlooking, privacy and outlook” have been considered with regards to the proposed roof terrace.

The roof of 2a Hadley Street is remote from rear gardens on Hadley Street and will therefore not overlook them – see attached drawing A106. The house at 49 Prince of Wales Road has a flank wall facing 2a Hadley Street. The only window in the flank wall of 49 Prince of Wales Road facing 2a Hadley Street is obscured by a tree and is the window to a shared stairwell – see attached photo and drawing A106.



The flank wall to 49 Prince of Wales Road facing 2a Hadley Street.

The proposed terrace at 2a Hadley Street is to be set-back from the roof edge in order to reduce its visibility from the street. The balustrading to the terrace is to be glass in order to reduce its visibility from the street – see accompanying drawings.

Precedents.

A similar roof terrace to that proposed at 2a Hadley Street exists at 48A Chalcot Road, planning reference 2006/0945/P – see attached photos -



48a Chalcot Road – Image 1



48a Chalcot Road – Image 2
Princes Park, Kentish Town Road.

The Princes Park development is on the opposite side of Prince of Wales Road to 2a Hadley Street. This development has a series of balconies facing Prince of Wales Road – see attached photo .The proposed roof terrace to 2a Hadley Street is to be set back from the edge of the roof, and is much lower than the balconies on Princes Park.



2a Hadley Street in relation to Princes Park.



2a Hadley Street in relation to Princes Park.



Princes Park.

Amenity Space.

The roof terrace proposed at 2a Hadley Street is to provide outside amenity space to the property which currently has none. Drawings. The property has no external space at the rear. At the front of the property is a small space behind an existing railing. This space is large enough to keep bins and bicycles, and due to its location on the pavement is not conducive to form external space to a residential property – see photo.



2a Hadley Street – External amenity space

The London Housing Design Guide (Interim edition published by The Mayor of London - see Section 4.10 Private Open Space -) recommends that “all dwellings should be provided with adequate private open space in the form of a garden, terrace, balcony, or glazed winter garden”. Because of the constraints of the site, the installation of a roof terrace is the only means of providing private open space to this three-bedroom house.

Bio-diversity.

An area of the roof terrace will be set aside for planting. There is currently no provision for planting at the address and this would increase and encourage bio-diversity where there currently is none.

Location map.

