

Top Flat 26 Steeles Road
London
NW3 4RE

Design & Access Statement – Extension to
Roof Terrace

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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Context

The property is a flat which occupies the upper two floors of 26 Steeles Road. It is part of a tall terrace within the Eton Conservation Area, within the Borough of Camden. The properties that form the street are elevated and are accessed via a flight of steps from the street. The top floor flat has an existing roof terrace formed in the existing pitch of the roof to the rear. Because of the elevation and orientation of the properties this terrace has very little impact on the residential amenity of neighbouring properties.

The conservation area appraisal identifies this group of terraced properties as significant :
“with lower ground and three main floors and are in stock brick with stucco detailing. They match the southern terraces (Nos. 15-22).” The matching three storey terraces on opposite sides of the street is considered of significance.

The proposal is to extend the existing roof terrace by adding external stairs to an upper level , where the rear half of the roof will form an additional terrace and with glass balustrade located half way across the roof on the southside.



Aerial View – showing dormer extensions

Existing

The rear elevation is very plain and simple in design and form with no ornamentation and makes little contribution to the conservation area.

Guidance

The Camden Planning Guidance - Design CPG1 identifies specific guidance for roof terraces - Para 5.23 & 5.24:

“However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.

• Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:

- detailed design to reduce the impact on the existing elevation;*
- careful choice of materials and colour to match the existing elevation;*
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;*
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and*
- need to avoid creating climbing opportunities for burglars.”*

Proposal

The extension of the higher level roof terrace will be accessed from the existing roof terrace and is not visible from the street at the front. It therefore has no impact on the character of the conservation area.

It is also sufficiently far back to avoid overlooking to the front and does not add to overlooking at the rear because of the screening provided by the tall chimneys.

The glassed guarding will prevent any noise pollution to the neighbours below or beside.

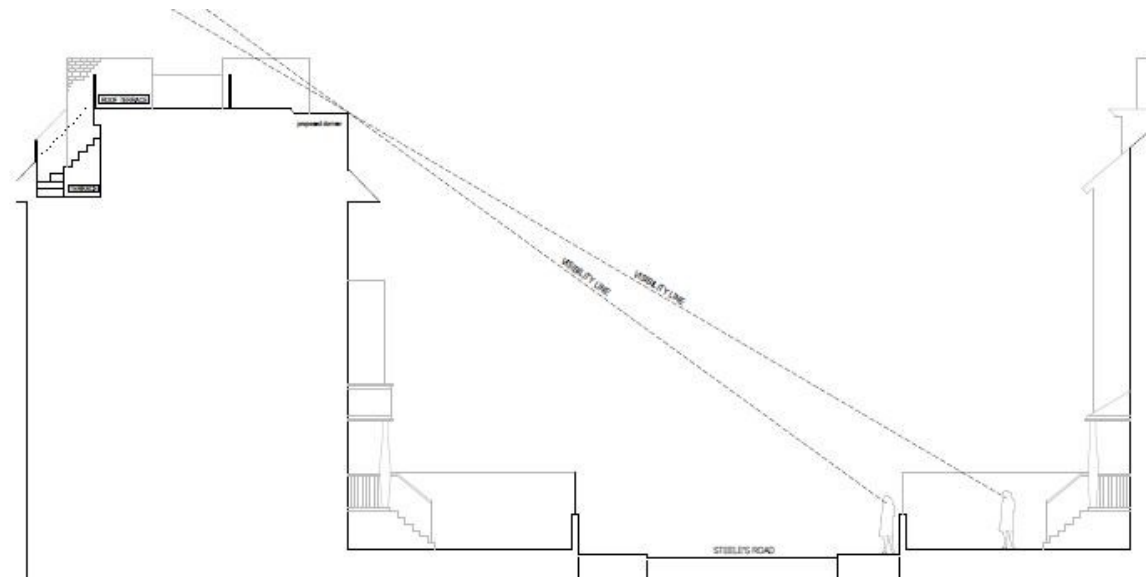
A section confirms the lack of impact on the public realm or overlooking.

The impact of the addition of the rear elevation has been carefully considered. The addition of the stair as a single flight of black steel steps to the side beside the chimney against a backdrop of a slate roof, means that the addition has little impact. The guarding at the rear is also glassed and set back to reduce its visual impact on the elevation.

Rear elevation

Material

The guarding of the roof terrace is proposed to be stainless steel and glass.



View from street