

Design and Access Statement for proposed rear roof terrace to Flat 2, 22 Messina Avenue, NW6 4LD

Design

Background

22 Messina Avenue is a 4 storey terraced mansard roofed Victorian property with a plot size of approximately 130m² and a frontage of 5.5m situated on the South side of Messina Avenue in Kilburn close to the junction with Kilburn High Road. Planning Permission was obtained back in 2006 to convert the property into 4 self-contained flats. Most of the adjacent properties on Messina Avenue and the properties immediately behind on Gascony Avenue have also been converted into flats and the upper levels of the rear elevations are a mix of balconies and dormers of different shapes, sizes and styles.

Planning permission for roof terraces for Flats 3 & 4 was obtained in conjunction with the permission to convert the property into flats whilst Flat 1 on the ground floor has the use of the rear garden. Flat 2 is therefore the only flat in the development not to have access to any external amenity space and it is this omission that this current application seeks to redress

Proposals

The proposal is to create a small (Approx 3m x 2m) roof terrace on the roof of the single storey section to the rear of the rear addition. Access to the terrace would be obtained by converting the existing sash window to the living area of Flat 2 into an access door.

Access

Current Situation

Access into the flat is fair, it is accessed via the original staircase from the ground which is suitable for ambulant disabled people only. Access within the flat is also fair as there is a short flight of 5 steps between the front and rear sections of the floor plate.

Proposals

The proposed roof terrace would be very accessible from the flat as there would be just one shallow step between internal floor level and the roof terrace .

Photographs (taken from 2nd floor roof terrace at 22 Messina Ave)



Panoramic view of existing terraces to properties on Gascony Avenue to the South of 22 Messina Avenue.



Recently constructed roof terrace to adjacent property on Messina Avenue



Existing roof terrace to adjacent property on Messina Avenue.