

# DESIGN & ACCESS STATEMENT



## **1. EXISTING SITE AND CONTEXT**

The application property is a residential unit on the first and second floors of a three storey mid-terrace property located on the west side of Southampton Road; a two storey maisonette above a shop. The shop is currently being converted into a residential unit (Not part of this Planning Application, Application Ref: 2014/3525/P)

The building was previously owned by Camden Council; it is currently in poor condition throughout and requires extensive refurbishment.

The roof terrace has no safety guarding and also lacks privacy for potential occupants and for neighbouring properties.

## **2. PROPOSAL**

It is proposed, as part of general refurbishment works to the property, to demolish the existing out-building on the roof terrace and install an obscured glazed screening/balcony guarding, up to a height of 1700mm above finish roof level, to provide privacy to both occupants therein and neighbouring properties, while also provided safety to persons using the terrace.

It is also proposed to replace the second floor window to the rear, where the original sash window has previously been replaced by a smaller single glazed timber casement, with a sash window to match the original.

## **3. ACCESS**

Not applicable

## **4. CONCLUSION**

The proposed works will improve the existing external condition and appearance of the application property and will have no impact on the character of the surrounding area. Furthermore, it will have a positive impact on the residential amenity and privacy of the neighbouring properties and we consider the proposals to be acceptable.

