



Design and Access Statement

6 Eldon Grove, London, NW3 5PS

Erection of a roof terrace in rear roof slope

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Introduction

This supporting Design and Access Statement has been prepared by 4D Planning Consultants LTD, 86-90 Paul Street, 3rd Floor, London EC2A 4NE on behalf of Mr & Mrs Banks of 6 Eldon Grove, London NW3 5PS. This document accompanies the planning application for the development of the property.

The purpose of this statement is to demonstrate that the proposal will not have a negative impact on the neighbouring properties, the character of the conservation area and on the local environment.

Furthermore, the statement will demonstrate that the proposed development will significantly enhance the living conditions of the current and future occupiers of 6 Eldon Grove, NW3, and further enhance the visual appearance of the property.



Location of top floor flat, 6 Eldon Grove, NW3

Existing Site

The application relates to a top floor flat in a three-storey, semi-detached building. The property is located on the southern side of Eldon Grove, and lies within the Fitzjohns/Netherhall Conservation Area. The building is not a listed building however it is identified as making a positive contribution to the character and appearance of the Conservation Area.

The building was built together with three other semi-detached villas in the early 1860s. The building has raised ground floors, front porticos, rusticated stucco at ground and semi-basement levels, sash windows, central windows with three lights and dormers windows on the front, side and rear elevations.

Proposal

The proposal is to erect a small roof terrace in the rear roof slope.

The purpose of this development is to allow for sufficient amenity space which is currently lacking, as the top floor flat does not have access to the garden at the rear of the property.

The roof terrace is designed to respect the integrity of the existing roof form, and would not be overlooking into neighbouring properties. The appearance of the new roof terrace is in keeping with conservation area materials such as black painted railings and sash doors to match existing.

The proposal is considered a minor development and would not have a detrimental impact on the character of the host building and the conservation area.

Planning Policies:

The following relevant policies apply:

- **LDF Core Strategy and Development Policies**
 - CS5 – Managing the impact of growth and development
 - CS14 – Promoting high quality places and conserving our heritage
 - DP24 – Securing high quality design
 - DP25 – Conserving Camden’s heritage
 - DP26 – Managing the impact of development on occupiers and neighbours
- **Camden Planning Guidance 2011**
- **Fitzjohn’s Netherhall Conservation Area Statement**
- **National Planning Policy Framework (NPPF)**

National Planning Policy Framework

The council’s policies should be compatible with the NPPF. The council’s approach should be “*of the presumption in **favour of sustainable development** so that it is clear that the development which is sustainable can be approved without delay*”.

Para 19

‘The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.’

The application proposal is a sustainable minor development as it provides the occupiers of the flat with increased amenity space which is currently lacking, and enhances the overall existing habitable space of the flat. At the same time, the proposed rear roof terrace is not visible from the street and is not out of character for the area as demonstrated in the Chapter "Precedent" below.

Para 56

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

The application proposal was designed to be in keeping with the character of the property and other properties in the area, including many other samples of roof terraces in the Conservation Area, such as application reference: **2014/0430/P** which was granted permission for a similar roof terrace to a top floor flat.

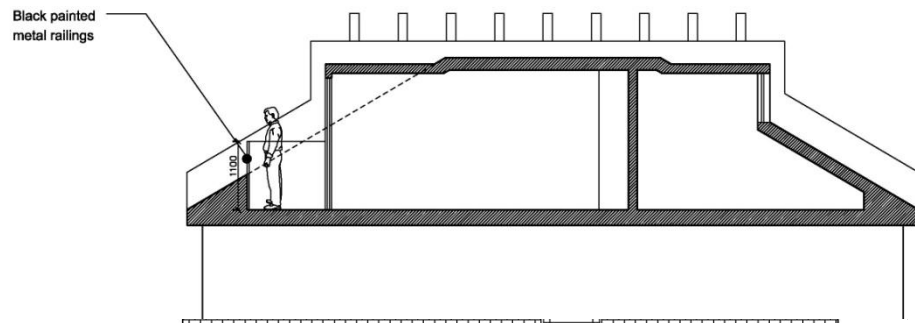
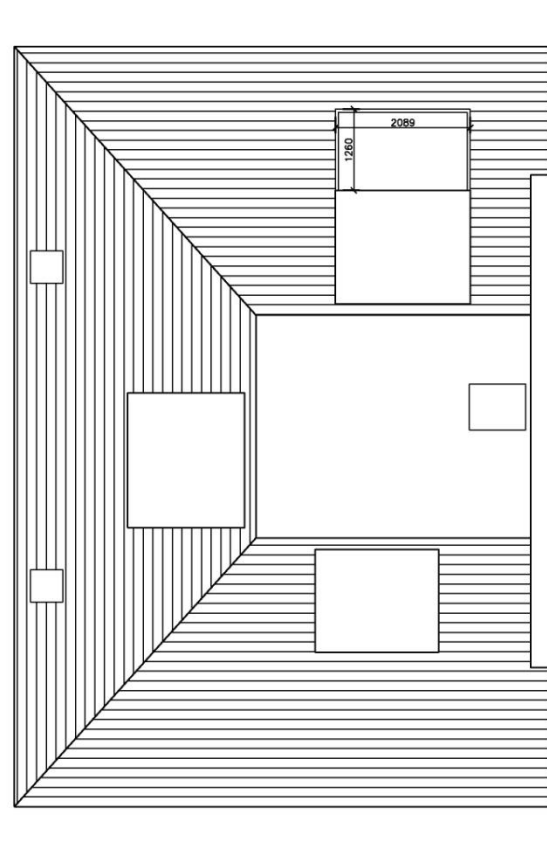
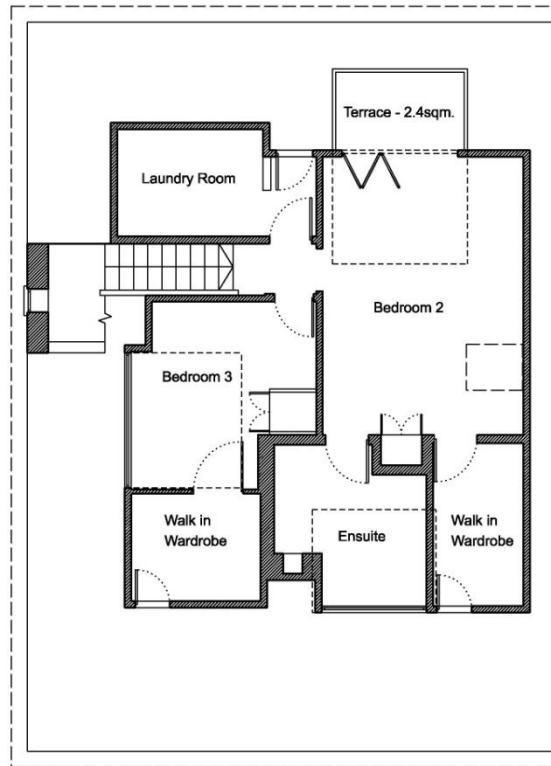
Design:

Materials - All material are to match existing. The proposed rear roof terrace will be recessed within the roof to mitigate any harm to the character and appearance of the property and local area. The bi-folding three doors will be sash (or if preferred by the council then upvc) to match the existing windows of the property. The roof tiles are to match the existing roof tiles. The railings are to be painted black traditional metal railings in keeping with other roof terraces in the area. The floor is to be timber decking or floor tiles to match the interior, (this will not be visible from any other properties or the street).

Privacy - The proposed rear roof terrace will not cause overlooking into any habitable residential properties due to the height, distance and recessed design. Furthermore the design and size of the proposed roof terrace will not allow any more than the number of the flat's occupants to stand outside at any one time, therefore restricting any potential increase in noise.

Access – No changes are proposed to the existing access to the property.

Scale - The proposed roof terrace will be 2.4 sqm (2m x 1.26m), the Juliet balcony doors will be 2.1m in height and 1.8m width. The height of the railings will be 1.1m from the floor level or 0.53m high from the roof plane level.



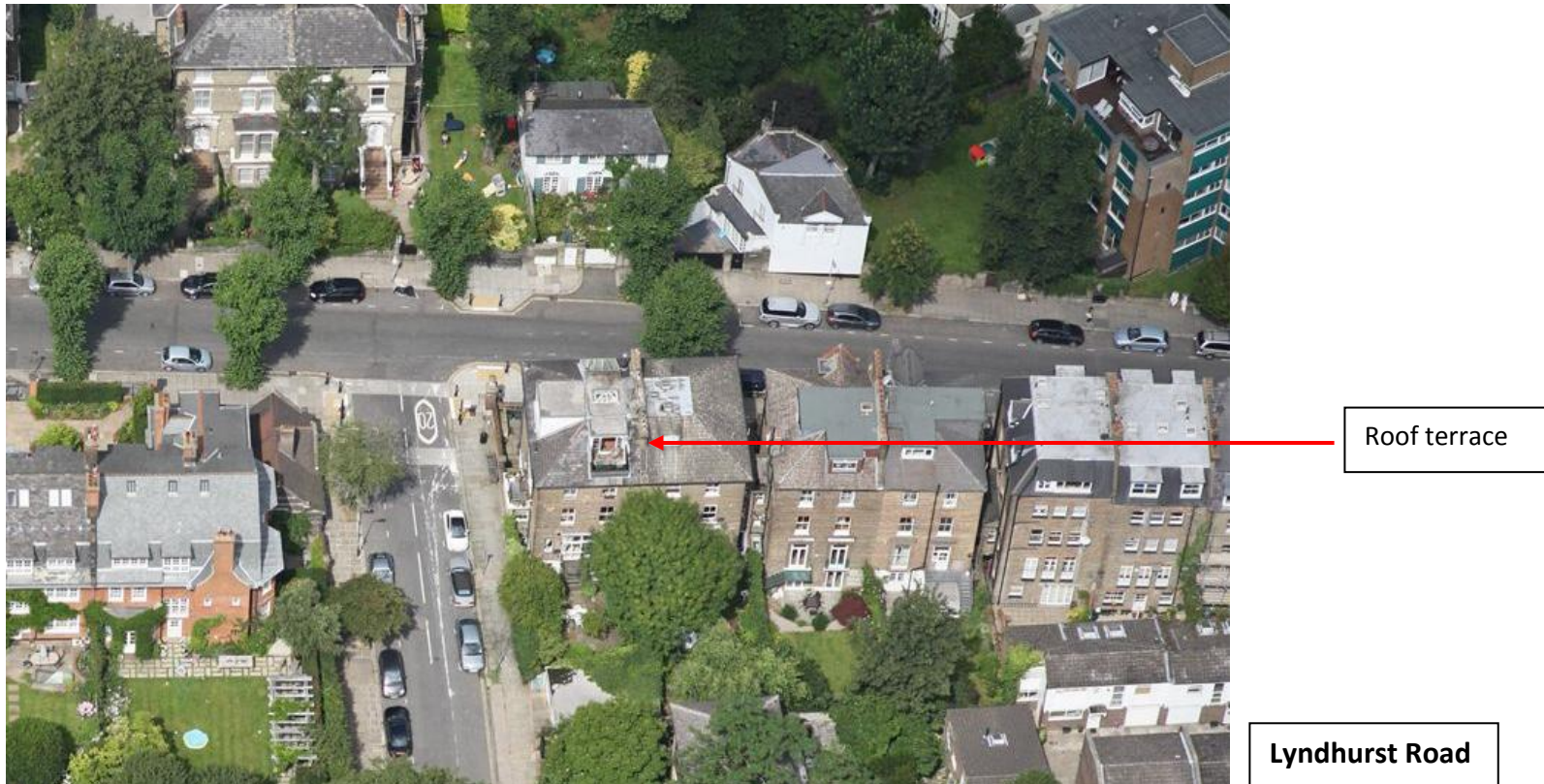
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Side Elevation

Cross Section

Precedent:

There is a lot of precedent in the local area for roof terraces to top floor flats. Below are a few aerial views of properties within a 2 minute walk from the property.





Roof terraces



Lyndhurst Road





Thurlow Road

Roof terraces

Roof terrace

Roof terrace

Conclusion

The proposed rear roof terrace will respect the integrity of the existing roof form, and would not be overlooking into neighbouring properties due to the recessed design within the roof. The appearance of the roof terrace would be in keeping with conservation area materials and will match other roof terraces in the area. Furthermore, the proposal will enhance the existing habitable space of the flat, and is considered a sustainable and an acceptable form of development.