

**DESIGN AND ACCESS STATEMENT**

**Rear terrace.**

**48 Delancy Street**  
Camden NW1 7RY  
5 May 2015

**Proposal:**

installation of railings and sash window to roof of rear outrigger.

**Design**

The terrace roof has been given planning consent separately. The intention is to create a terrace in a sympathetic way to the existing building and neighbouring buildings. This is done by the installation of simple black 10mm rod railings with 40x10mm hand rail fixed to the top of the consented parapet. The access to the roof is created by lowering the cill of the existing sash window, and installing a new sash window which allows access but is still matches the existing.

**Amenity**

The existing building already has a terrace at the first floor level, and the neighbour already has a similar terrace at the second floor level, so the new terrace will not create a different situation regarding overlooking to the existing.

**Access**

There are no alterations to the existing access.