

Design and Access Statement:

Reinstated Terrace:

45 Twisden Road, London NW5 1DL

Document Ref: 168-D01-160304- Design and Access Statement
March 2016

Project Details:

Site Address:

45 Twisden Road
London
NW5 1DL

Applicant:

Mr and Mrs Springett
45 Twisden Road
London
NW5 1DL

Agent:

Matthew Springett Associates Ltd.
70 Hatton Garden
London
EC1N 8JT

This document is to be read in conjunction with the following drawings and documents submitted as part of the application.

MSA Drawings:

168-100	Location Plan and Site Plan	1:1250	A1
168-200	Terrace Plans	1:50	A1
168-300	Rear Elevations	1:50	A1
168-400	Side Elevations	1:50	A1
168-500	Terrace Sections	1:50	A1

Introduction

This Design and Access Statement sets out details for a retrospective planning application for the reinstatement for roof terrace railings and timber decking to the rear flat roof terrace of the above property.

The format of the report is in line with suggested structure set out by the Design Council-CABE in their document: Design an Access Statements: How to write read and use them (first published in 2006).

Context

- The Site and Context

Located on the north side of Twisden Road, the property is 3 storey family terrace house dating from the mid-19th C. The building is fabricated in London Stock brick to the front with rendered brick to the rear. It has a pitched slate main roof.

The house has a ground plus 2 storey extension (half-landing access with flat-roof terrace above). Presumably added to both ours and the adjacent property (No 47) in the 1960s (based on the brickwork and construction).

There are a number of similar properties in the same stretch of houses with similar types of extensions. All of the higher extensions (with the exception of 1) have had terraces (enclosed by railings) for as long as the current owner has lived there (2000), and presumably much longer.

The property lies within the Dartmouth Park Conservation Area.

Site Photos



Above and Below:

Views from roof terrace looking along rear of properties (south to south-west). Reinstated terrace balustrade in painted mild steel to 1100mm off terrace level (note decking with batons was set on top of roof finish and currently not reinstated). Note Terrace with same condition further along terrace (extension painted in red)



Above:

View from roof terrace looking north-east showing relationship with adjacent terrace to No 47 Twisden Road (Blue painted mild steel railings and bamboo screen) in foreground and matching roof terrace (black railing and green plastic planters) 3 houses along.

Below:

High-level view (above eye height) of adjacent terrace 47 Twisden Road to show arrangement.



Above and Below:

High-level view of 'squat' door access doors to terraces. 47 Twisden Road to left and 45 Twisden Road to right.

3. Design

Introduction

This retrospective application for consent to reinstatement of decking and painted metal handrail to our existing roof terrace follows a formal request from the Camden Planning Enforcement Team (REF EN15/1262).

Background to the above request.

The current owners (Mr and Mrs Springett and their 2 sons) have lived in the above property since its acquisition in 2000. Shortly before moving in they carried out some basic maintenance/refurbishment work. Prior to this date the house was in a very poor state of repair. The initial external maintenance included the replacement of the external render (which was badly cracked and allowing water ingress) to the rear of property, replacing the lean-to conservatory and decorating the front of the house. Prior to re-rendering they removed the simple metal railings and timber decking (that formed the enclosure to the 2nd Floor terrace) with the intention of reinstating these at a later date. Sadly, for financial reasons, they were unable to replace these and reinstate the terrace during the first phase of refurbishment.

In late 2015 they redecorated the front and rear of our house and the erection of scaffolding afforded us the opportunity to reinstate the railings to allow safe use of our terrace.

Their Neighbours at 47 Twisden Road contacted Camden with concerns about the reinstatement of the terrace shortly after the reinstatement. Mr and Mrs Anderson have lived in the adjacent property since 2002 so had not seen the historic pre-2000 terrace railings to 45 Twisden Road. Prior to them contacting Camden the client had explained that I believed they had done nothing wrong in reinstating the railings (so that they may safely use the terrace as before) and that if they were concerned they should contact Camden and they would happily explain the situation and grant access to the site.

The clients were not in the property when Ms Jackie Bailey visited the site on the 22nd of December 2015 at 10:30 so were unable to show her around. They finally were able to speak with Ms Jackie Bailey on the 4th of Jan 2016 and offered a further opportunity to re-visit the property. As requested they wrote a letter and Statement to outline the background and current status of the property.

On the 25th of February Mr Sheehy (Senior Appeals and Enforcement Officer) wrote to the owners requesting that they submit a retrospective planning application for the reinstatement. This was followed by a conversation between Mr Springett and Mr Sheehy on Monday 29th February in which Mr Springett set out the case for reinstatement explaining the history of the site. Mr Sheehy confirmed that a retrospective application would be required to formalise matters, but that based on his recent site inspection of the site (recently from a nearby property) that he did not anticipate the reinstatement being an issue and that there were a proliferation of similar such terraces to the taller rear extensions along the terrace in question.

Use

- Justification of land use policy

The use of land will continue as existing and historically.

- Explanation of use

The area in question was used and configured as a roof terrace before 2000 and is currently enclosed as such.

Amount of Development

- Planned development in response to site constraints

There are no alteration in areas.

- Floor areas

There are no alteration in areas.

- Occupancy

The proposed development will not change the occupancy from the existing.

Site Layout

- Position and Orientation

There reinstated terrace is located at the rear of the property and does not change the previously afford lines of site and views etc. Similarly is makes no material difference to privacy or daylighting based on the previously configuration.

- Safer places

The reinstatement of the railings to enclose of the roof terrace perimeter means that access to the terrace will remain safe.

- Building Scale, Volume and Massing

Reinstated railings and terrace do not effect scale, volume or massing.

- Character and detail

The materials of the reinstated items closely match those previously removed and are in keeping with those to the property, the adjacent terrace and surrounding area.

Landscaping

There will be no proposed landscaping.

Appearance

- Design rationale and Materials

The rationale for the design of the reinstated items is to match those originally removed and the proposed external materials will all be in keeping with the existing appearance of the building.

Environmental

- Environmental Quality and Sustainability

The external soft landscaping and garden will not be affected by the design changes in any way.

4. Access

Site Access

- Design considerations and responses

Access to the roof terrace is unaltered. The enclosure of the terrace by means of the reinstated railings affords safe access to the terrace.

- Visibility and Entrances

NA

- Public and Private Spaces

NA

- Means of escape.

The means of escape will comply with the building regulations.

- Emergency services

Emergency services and provision will be maintained as existing

- Waste

NA

Transport and Parking

- Assessment and impact

NA

- Controlled parking.

NA

- Pedestrian and cycle access

NA