



Design and Access Statement

3 Lisburne Road, NW3 2NS

Introduction

This supporting Design and Access statement has been prepared by 4D Planning on behalf of Mischa Pakhomoff of 3 Lisburne Road, NW3 2NS.

This document accompanies the planning permission application for a roof terrace with railings and alterations to the roof to include a new access door.

The purpose of this statement is to explain the design features of the proposal, to give an overview of the site context and illustrate planning precedent in the surrounding area.

Existing Site and Context

The site of the proposed development is at 3 Lisburne Road, NW3 2NS, a mid-terraced four storey single dwelling property.

The building is not listed but is located in the Mansfield Conservation Area.

The surrounding area is predominantly residential in character.



Proposal

The proposal is for the continued use of the roof as a roof terrace with new black painted metal railings, timber decking floor and a new access door to replace the existing.

Planning History

There is no recent planning history. There is however a historic appeal decision (reference: T/APP/C/87/X5210/3/P6) for retention of the roof terrace. The appeal was allowed in 1987 and the roof terrace and timber staircase has been in place ever since. We have attached the appeal decision to this application for the council's record.

Precedent

2015/7112/P - 45 Lisburne Road, London, NW3 2NS. Installation of a second floor rear roof terrace (retrospective). **Approved**. 2016.

2016/0451/P- 31 Mackeson Road London NW3 2LU. Erection of single storey side/rear infill extension and rear dormer window with associated roof terrace. **Approved**. 2016.

PE9800464R1 - 18A Mackeson Road, NW3. Erection of roof terrace to flat roof at rear of property. **Approved**. 1998.

8905870 – 11 Lisburne Road, NW3. Loft conversion to form integral maisonette with addition of new rear dormer window and new roof terrace. **Approved**. 1989.



Location of site

4D Planning, 86-90 Paul Street, 3rd Floor, London EC2A 4NE



Samples of other roof terraces in the area



Samples of other roof terraces in the area



Samples of other roof terraces in the area



Samples of other roof terraces in the area



Samples of other roof terraces in the area

Design

Context – The development proposal includes the insertion of black painted steel railings around the flat roof terrace. The purpose of the development proposal is to enhance the outdoor amenity space while reducing the current overlooking and lack of safety. There is currently a rear dormer with a rear-facing access door and staircase leading to the roof terrace. The roof terrace has established use and was allowed by appeal in 1987 (appeal decision attached). The proposal is to remove the staircase and to replace it with a new rear facing door on the same level as the roof terrace. This will improve the appearance of the property in context with the terrace as a whole. The space is very suitable to be used as a green roof in the future, using plant hedges and barriers to increase privacy and to protect the neighbour's amenity. The proposal will enhance the living conditions of the current and future occupants of the property and is in line with national, regional and local planning policies. The use of black painted railings will provide an appealing outlook which will contribute to the maintenance and enhancement of the surrounding built environment.

Access – No changes are proposed to the existing access of the property. The access to the new outdoor space on the roof is provided from the new sliding door via the internal staircase.

Use – There will be no change of use proposed to the building or roof space. The roof terrace already has planning permission from a historic application appeal back in 1987 (see attached appeal decision).

Materials - All new materials used are of the highest quality. Railings are to be black painted metal railings. Timber decking panels for the floor which will be slightly raised (below 30cm). The new sliding door will slide inwards and will be white Pvc to match existing.

Privacy – Currently most of the properties located on Lisburne Road and surrounding roads overlook each other to some degree. The dormer roof on the top of this property also overlooks the neighbour's gardens and flat roof/terraces to some extent. Insertion of new railings as a safety barrier on the roof however will not increase the overlooking, therefore the design will not have an adverse impact on the amenity and privacy of the neighbouring properties and would further enhance the privacy and appearance of the property and neighbouring properties.

Trees – There are no trees on site that would be affected by the proposed roof terrace.

Site Photos



Left: View of the existing access door and stair leading to the existing roof terrace.

Middle: Front view of the property

Top right: View of the rear dormer, windows and access door of the existing property.

Conclusions

The proposed development is for the continued use of the roof space as outdoor amenity to enhance the quality of life and wellbeing of the residents of the above address while improving privacy and safety to the occupants. The new sliding door will be discreet and will replace the existing staircase which does not add to the character of the property and to the conservation area. The timber decking floor and its level will not be visible from neighbouring properties and is not detrimental to the environment or character of the area. The appearance of the proposed development has been designed to accord with the relevant policies and is in keeping with the setting of the host building and character of the wider area within the Mansfield CA and therefore should be granted permission.

It is hoped that officers will support this proposal and if for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.