

## DESIGN & ACCESS STATEMENT

### Flat C, First Floor, 160 Iverson Road, London, NW6 2HH

## DESIGN

### Description of Property:

#### 1.00 History

- 1.01 The application site is located on Iverson Road and comprises of a 4-storey mid-terrace property with dormers to the front and rear.

The property is neither listed nor within a conservation area.

The site is surrounded by similar properties in an area that is undergoing considerable refurbishment and changes. Several of the houses have historically been divided into flats. No. 160 Iverson Road (the site) has been converted into 4 units in accordance with Planning Application 2015/4502/P

- 1.02 The adjacent property at no. 158 was granted permission for a roof terrace to the rear at first floor level in accordance with Planning Application 2015/4837/P. There are a number of existing – as well as recently granted - roof terraces within this row of terraced properties offering amenity to the conversions and there is a degree of mutual overlooking from upper floor windows.

#### 2.00 Design Strategy

- 2.01 To create a roof terrace on the existing flat roof to the rear of the property at first floor level with sole access from existing 1<sup>st</sup> floor studio flat. Said terrace to be screened in a similar manner of appearance to the roof terraces at adjacent properties, no.156 (existing) and no.158 (granted) and subject to the same conditions as the recently granted screens for no. 158.
- 2.02 The intention is to create amenity space for the first floor unit without resulting in unreasonable loss of privacy to adjoining neighbours.

- 2.03 For the protection of privacy, a screen is proposed along the existing parapet walls as well as on top of the existing parapet wall between no. 160 and the mono pitched roof over the rear extension at 1<sup>st</sup> floor level at no. 162 to ensure that there are no adverse privacy effects.

### **3.00 Access**

Access to the roof terrace will not be altered as a door already exists offering an alternative emergency fire escape mode. Currently, timber railings have been installed internally across the door to prevent the unpermitted use of the flat roof as a terrace. The proposal would involve removing said railings.