

25 Marquis Rd
London
NW1 9UD

Design & Access Statement

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Prepared by Ecos Maclean Ltd



Ecos Maclean Ltd
Engineering - materials, energy, structure

8A Chamberlain St London NW1 8XB
Tel: 020 7722 7525 • Fax: 020 7722 9711 • office@ecosmaclean.co.uk

Context

The property is a terraced property brick built with slate roof. At the rear there are deep gardens with smaller shrubs and trees. Planning permission was granted for erection of a garden studio and rear single storey extension. Which has now been built.

The rear elevations of Marquis Rd have been extensively altered with several rear extensions and roof terraces having been added in the past.

The rear elevations have deep bays at first floor level with windows on the face of the bays but none at the sides.

No 27 adjacent to No 25 has a rear terrace immediately adjacent with a decked seating area and steps down to the garden. The location of this terrace creates an overlooking issue and loss of privacy allowing views from the terrace into the rear bedroom of No 25.

Proposal

A new roof terrace is proposed on part of the flat roof extension of No 25, with privacy screens to either side to avoid any increase in overlooking of the neighbours gardens and protect privacy of the neighbours property.

The screening between No 25 & 27 also removes the current intrusion upon the privacy by the terrace and stairs at No 27.

Material

The side panels have been designed to start at 1.8 M high against the rear wall of the house, reducing down to 1.1 M thereby avoiding loss of light to adjacent properties.

These are proposed as timber trellis though an obscured glass panel would achieve the same objective.

The rear guarding is proposed as horizontal steel wires to minimize visual intrusion.

The design intent to create privacy and guarding whilst reducing the massing of the new structures.

Access

The alterations have no impact on access to the site or property.