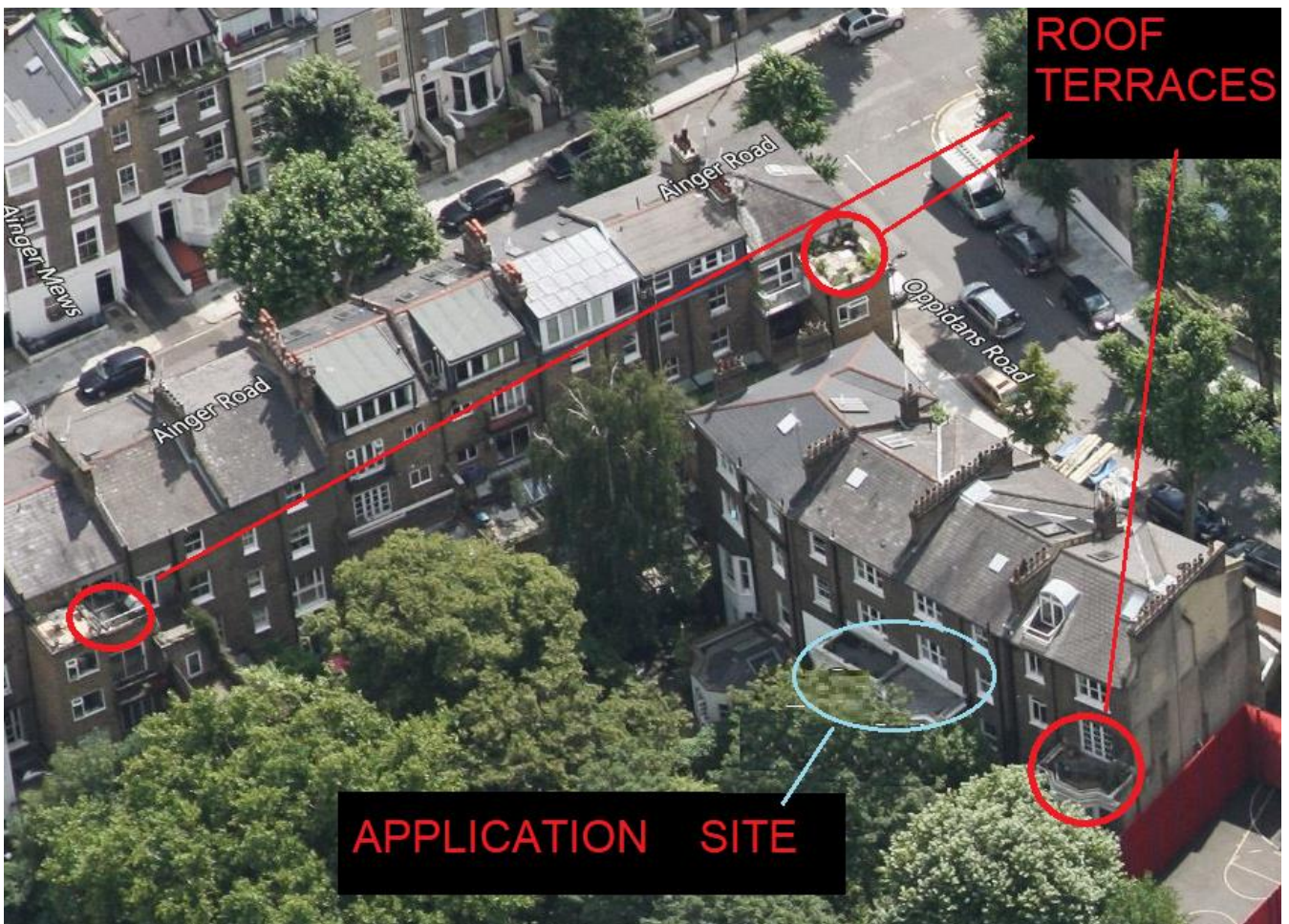


19 AND FIRST FLOOR FLAT 20 OPPIDANS ROAD – LONDON NW3 3AG

DESIGN AND ACCESS STATEMENT FOR ADJOINING REAR FIRST FLOOR ROOF TERRACES

THE SITE

The application site are two adjacent properties, 19 and 20 Oppidans Road. The property at No 19 is an existing single family dwelling house, whilst No 20 constitutes the first floor flat as regards this application.



AERIAL VIEW SHOWING APPLICATION SITE IN BLUE AND OTHER ADJACENT UPPER FLOOR ROOF TERRACES

THE PROPOSAL

The proposal is to add adjacent roof terraces at first floor, to match the roof terrace which was added to the adjacent house at No 18 Oppidans Road.

The two issues we understand are design and possible overlooking concerns.

DESIGN

There is a precedent for a roof terrace with traditional metal railings at first floor level at No 18 the adjacent house. The railings would be in a similar style to those recently approved at ground floor level at No 19. Three of the four houses in this terrace would have similar first floor railings and would create a coherent and unifying design for the terrace.



REAR ELEVATION SHOWING EXISTING RAILINGS TO NO 18 ON THE RIGHT AND APPLICATION SITE NO 20 ON THE LEFT

OVERLOOKING CONCERNS

It is understood that overlooking issues between properties is a major reason why upper floor roof terraces are not acceptable. For this reason the owners of the two adjacent properties have combined together to put forward this joint application so there can be mutual agreement relating to this issue, and any overlooking can be mitigated. In this case a planted trough with hedge has been provided.

The two roof terraces are sufficiently far away from other properties as to not cause a loss of amenity to neighbours.



APPLICATION SITE SHOWING NO 19 ON THE RIGHT AND NO 20 ON THE LEFT



PROPOSED REAR ELEVATION

CONCLUSION

The proposed roof terraces relate positively in design terms to the existing roof terrace design established at No 18 Oppidans Road

The joint application overcomes the overlooking concerns between No 19 and 20 Oppidans Road as both properties mutually benefit from the proposal.