

Design Access Statement -84B Patshull Road NW5 2LD

The Site

The site is located to the north of Patshull Road. The subject property is formed of the first and second floors of the premises with the ground floor being a self-contained residential dwelling owned by Camden Council. The site is Class C3. Camden Council Leaseholder Services have given approval to progress this application subject to achieving appropriate planning and building control approval.

The character of the surrounding environment is largely residential within The Bartholomew Estate Conservation Area in Kentish Town. The subject site is nestled within a row of similarly designed Victorian Terraced and Semi-detached properties to both sides of the street. No alterations are proposed which might affect the character of the premises and its environment. Many of the properties in the surrounding area have created first floor roof terraces including the neighbouring property at No 82.

The Existing Works and Details

The subject site was acquired by its current owners in November 2019. The previous owners had, without gaining appropriate permissions, created a door opening to the first floor to form an unofficial roof terrace. We understand this to have been in unofficial use since apx 2015 when a building control application was submitted (15/06/00907) but not followed through. The opening created by the previous owners has been formed using a number of unnecessary and potentially dangerous steps due to a raised ceiling in the bathroom below. Please see photos of existing site:





The Proposed Works and Details

The current owners are seeking approval to alter the door opening in line with plans 200504 and 200505 to make use of the roof terrace safe and official. Steps will be removed by reducing the height of the ceiling below and new timber 5 panel double glazed doors will be installed. The doors will be painted white in keeping with the existing windows of the premises and neighbourhood. The doors will also be in keeping with the neighbouring property No 82 which has previously received approval for its roof terrace. Access to the roof terrace will be much improved from the interior first floor level of the property with the new doors reaching floor level and existing step removed.