Design and Access Statement

Flat 2 34 Shirlock Road NW3 2HS

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**1. Introduction**

The first floor at 34 Shirlock Rd is a 2 bedroom flat in a shared freehold Victorian Terrace house built in 1895. The property was converted into 3 flats in the 1980s.

The property is in the Mansfield Conservation Area.

The proposal is to provide a small outdoor amenity space for flat 2, by utilising the existing roof of a recently built (2016/17) ground floor rear extension to Flat 1; which was structurally designed and finished to support a roof terrace.

Please see also planning applications for 34 Shirlock Rd (2015/0360/P)  and 32 Shirlock Rd. Flats 1 & 2 (2014/7885/P & 2011/3131/P - roof terrace approval granted 11/7/2012).

The works are to provide access to the roof terrace by replacing the existing window with high performance timber or aluminium doors in keeping with the multiple neighbouring and surrounding roof terraces, but matching the white ground floor extension patio doors.

To install mild metal safety railings onto the existing low brick balustrade plus 1.8 m privacy screening to the neighbouring property at number 36 Shirlock Road.

The application has been put together to complement and mirror the planning application and now existing roof terrace at first floor flat, 32 Shirlock Rd

**2. Use**

The property will continue to be 3 separate, private dwellings.

The existing flat roof space above the rear ground floor extension will be developed to provide the only external amenity space for flat 2.

**3. Amount**

The  proposal will not add anything to the existing footprint of the building. The area of the roof terrace will be that of the existing flat roof space provided by the rear extension (i.e. not side extension) measuring 9 square meters.

**4. Layout**

The proposed roof terrace of 9 square meters will be accessed from French doors from the rear room of Flat 2 and the roof terrace itself will be on the existing roof space and not increase the existing footprint or change the layout of the building/flats.

There is no public view of the rear of the building where the roof space is situated, although the roof terrace would continue to be visible from some gardens on Shirlock Rd and from the backs of some of the buildings in Courthope Rd. However as there are many first and second floor terraces on the rear of the buildings of both Shirlock and Courthope roads the visual impact would be very limited due to its size, and the mild metal railing. The appearance will be more aesthetically pleasing with additional greenery replacing band grey roof asphalt.

There be some overlooking of the garden at number 34 but not as much as before the extension was built, the garden was previously visible from all 3 the rear bedroom windows of flat 2. This overlooking will be minimised by the addition of a simple railing to a height of 1.1m onto the existing wall of 300mm and by plants.

There will also be some overlooking of no 36 Shirlock, however this will be addressed by the use of a privacy screen of 1.8m in height (in the same manner as the roof terrace design at number 32 - Permission granted 11/7/2012).

**5. Scale**

The building is situated in a plot of 70 square meters.

The roof terrace will occupy the existing roof space provided by the ground floor rear extension only (i.e. not side extension) and will not add to the footprint of the building.

The area of the existing rear roof space and proposed roof terrace is 9 square meters.

**6. Landscaping**

The introduction of green planting onto the grey and barren roof space will enhance the appearance of flat 2  to surrounding properties and reinstate some of the greenery and vegetation lost to the area as a result of extensions to ground floor properties.

**7. Appearance**

The roof terrace will be sympathetic to design principles within London and the Borough of Camden.

The building is in the Mansfield Conservation Area and as such the materials and aesthetics have been chosen to correspond within the context of the existing building and surrounding area.

The French door finish (surround) will be from the existing yellow stock brick.

The high performance (timber or aluminium) French doors will be white and complement the ground floor extension patio doors.

The metal railing surrounding the roof terrace will match the terrace above and the terraces at 32 Shirlock Rd as well as those in the      surrounding area.

The roof terrace and introduction of planting onto the roof space will enhance the appearance of the property from neighbouring properties as it is currently grey and a barren asphalt finish.

The previous views of the green gardens below, which were visible from the 3 rear windows of flat 2, have been lost due to the ground floor extensions at 34 and 32 Shirlock Rd. The roof terrace and planting on the terrace will go some way to compensating and restoring the restorative view from one of the rooms at the rear of flat 2.

The French doors will provide much needed additional natural daylight into the room. The changes will be in keeping with the permitted sympathetic improvements of the surrounding properties and area, as have already been allowed within the Mansfield Conservation area which recognise the evolving needs of families and healthy lifestyles.

**8. Access**

The proposal does not have any impact on existing access to the main property or existing shared communal areas.

Potential access to the existing flat roof space is only possible via the first floor. and does not impede any access to the other flats..

The proposal seeks access via high performance French doors from the first floor flat to the existing flat roof rear extension.

The high performance French doors will replace the existing window.

This access will provide an emergency exit from the rear of flat 2 which does not currently exist.

**Additional comments**

At present, the ground floor flat - Flat 1 has sole access to a private rear garden, the top floor flat - Flat 3 has sole access and use of a private roof terrace on the second floor, however the first floor flat currently has no exterior amenity space.

The proposal seeks to utilise the currently unused and bare roof space to provide much needed external amenity space for flat 2, similar to that of many of the surrounding buildings.

The extensions to the ground floor (34 Shirlock) and adjoining ground floor (32 Shirlock) properties have resulted in diminished and bland outlooks from all the rear windows of the first floor flat, the terrace will restore a green outlook from one of the first floor flat rear windows..  Although there will be some overlooking of gardens this will be minimised by mild railings privacy screen and planting.

We understand in such a case local planning guidance (Camden Core Strategy, Camden Planning Guidance Design (CPG1). Paragraph 5.23) refers to the need to balance the benefits of providing some limited amenity space against any nuisance to neighbours.

We are living in very challenging times in the light of the current epidemic and the need for outdoor amenity space for mental health is even more paramount and we hope you will consider this application favourably.