



Architecture  
Interior Design

DESIGN & ACCESS STATEMENT

PROPOSED ROOF TERRACE

FLAT 2,58 CREDITON HILL  
AT SECOND FLOOR LEVEL

PLANNING APPLICATION

1295-2009-30 DAS VI



# DESIGN STATEMENT

## DESIGN AND ACCESS STATEMENT FOR NEW ROOF TERRACE AT SECOND FLOOR LEVEL OF 58 CREDITON HILL:-

**Proposed Terrace roof deck** - The proposed roof terrace is located on the rear second floor flat roof. The proposal is to suspend the deck on a lightweight steel structure spanning between boundary and external walls to avoid impact noise to the flat below. Decking material to be Millboard rot-proof decking or similar. The deck will be enclosed on the east and south sides by a painted steel railing. A timber trellis privacy screen will be erected along the boundary between 62 and 58 Crediton Hill.

**Access** - Roof terrace will be accessed via an enlarged existing window opening, with painted timber double glazed joinery.

**Railings** - A new painted steel railing will be located on the south and east side of the balcony. The railing will be set in from the existing roof edge on the south side of the roof.

**Privacy Screen** - A simple stain finish lattice trellis is proposed on the north side of the terrace on the boundary with 62 Crediton Hill. This screen will align with the top of the existing railing to 62 Crediton Hill, to provide privacy.

**Precedent** - Precedents for similar existing roof terraces are located at 62 Crediton Hill (Adjacent) and 66 Crediton Hill (See Aerial view).

**Pre-Planning Application** - A Pre-Planning Application was submitted to Camden Council to seek advice on the proposals. Following a site meeting with the Case officer, the following amendments were made to the design proposals:-

- Privacy screen changed from full height close boarded fencing to trellis above existing boundary wall. Reducing visual impact.
- Open storage area within gap between 58 and 62 Crediton Hill omitted to avoid visual impact from street level. Railing added to gap between 58 and 62 Crediton Hill set well in from the streetside. (See photomontage view from street level.

HUB Architects and Designers Ltd  
Chartered Architects

15 Hoopers Yard  
Kimberley Road  
Queens Park  
London  
NW6 7EJ

Simon Watkins  
email - [simon@hubarchitects.co.uk](mailto:simon@hubarchitects.co.uk)  
T: 0207-328-2576



Aerial view of Crediton Hill - The location of the flat roof area where the terrace is proposed to be located is marked with a pin. Note two other existing roof top terraces on adjacent properties.

Ordnance Survey  
Ukmapcentre.com



Serial number: 114031  
© Crown copyright and database right 2017  
Ordnance Survey licence 100048957  
Reproduction in whole or in part is prohibited  
without the prior permission of Ordnance Survey



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only.  
See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.  
DO NOT SCALE FROM THIS DRAWING

Rev.  
\*

Date.  
XXX

Description.  
XXXX

Initial.  
XX

## PLANNING

Project: 58 Crediton Hill - Proposed Roof Terrace

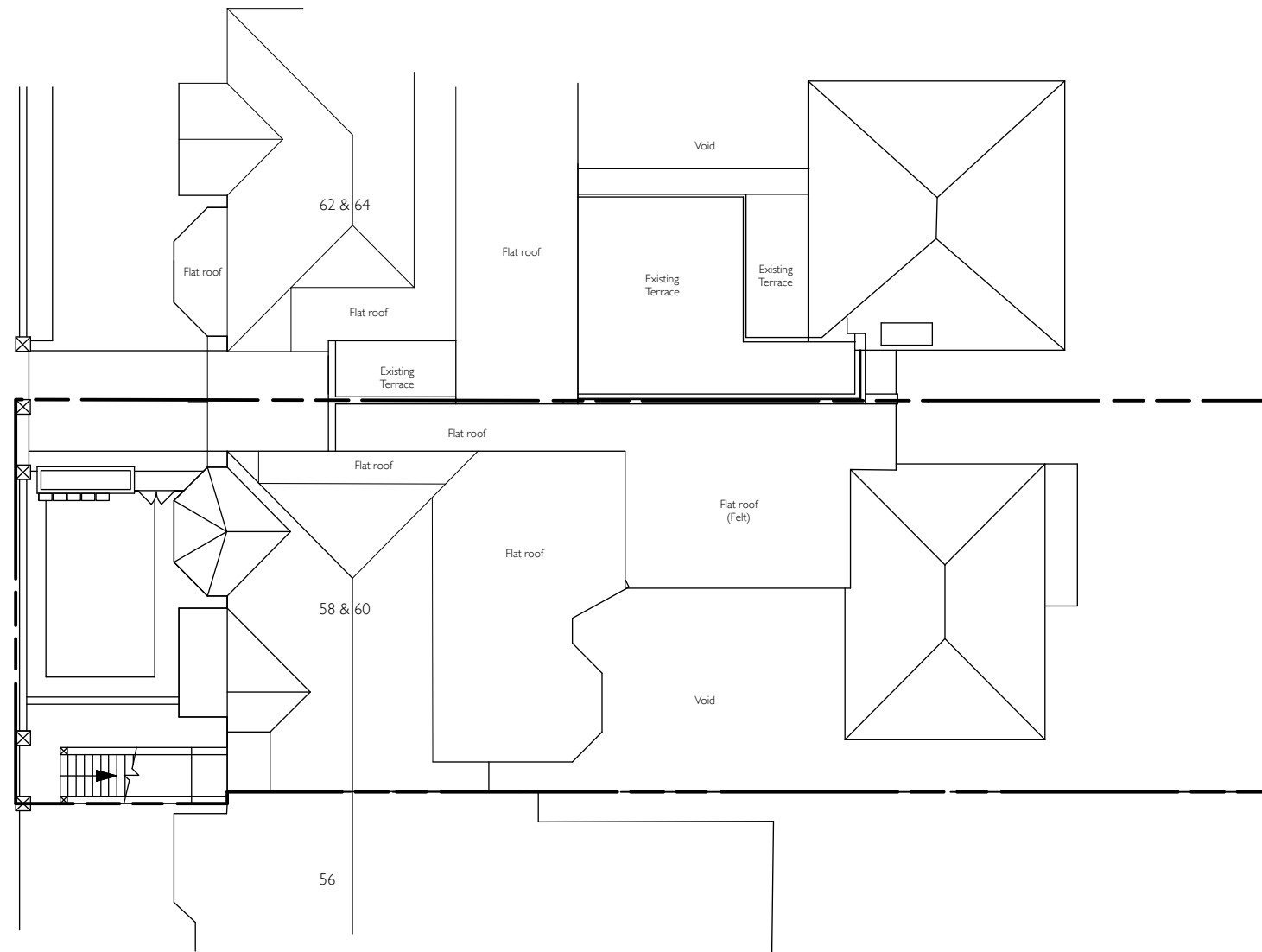
Drawing: Site Location Plan

Scale: 1:1250 @ A3

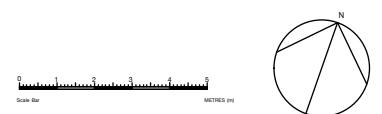
DWG: 1295-EX-01

Date: July 2020

Revision: \*



BLOCK PLAN / ROOF PLAN



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only.  
See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.  
DO NOT SCALE FROM THIS DRAWING

Rev.  
\*

Date.  
XXX

Description.  
XXXX

Initial.  
XX

## PLANNING

Project: 58 Crediton Hill - Proposed Roof Terrace

Drawing: Block Plan/Existing Roof Plan

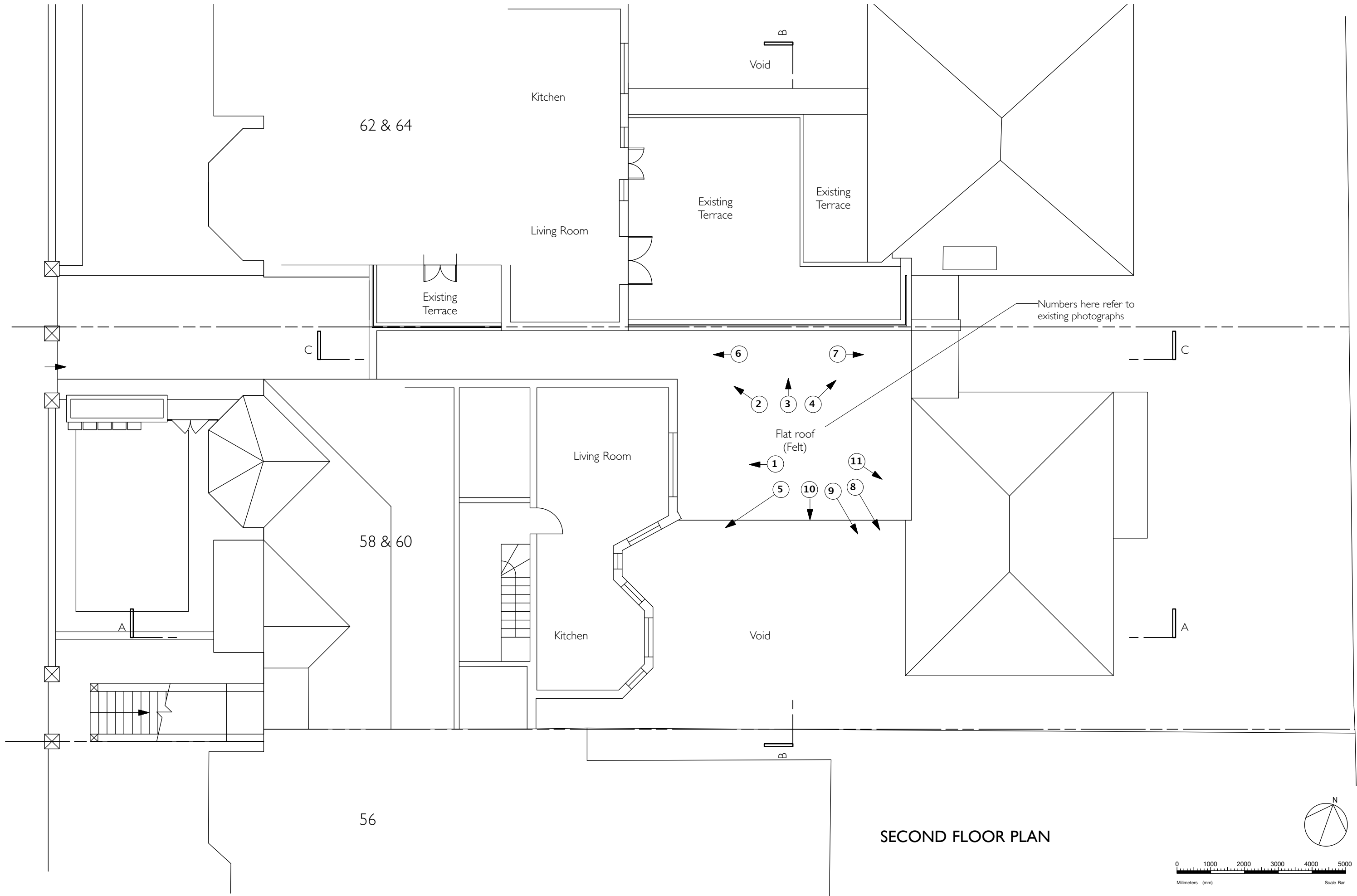
Scale: 1:200 @A3

DWG: 1295-EX-02

Date: July 2020

Revision: \*





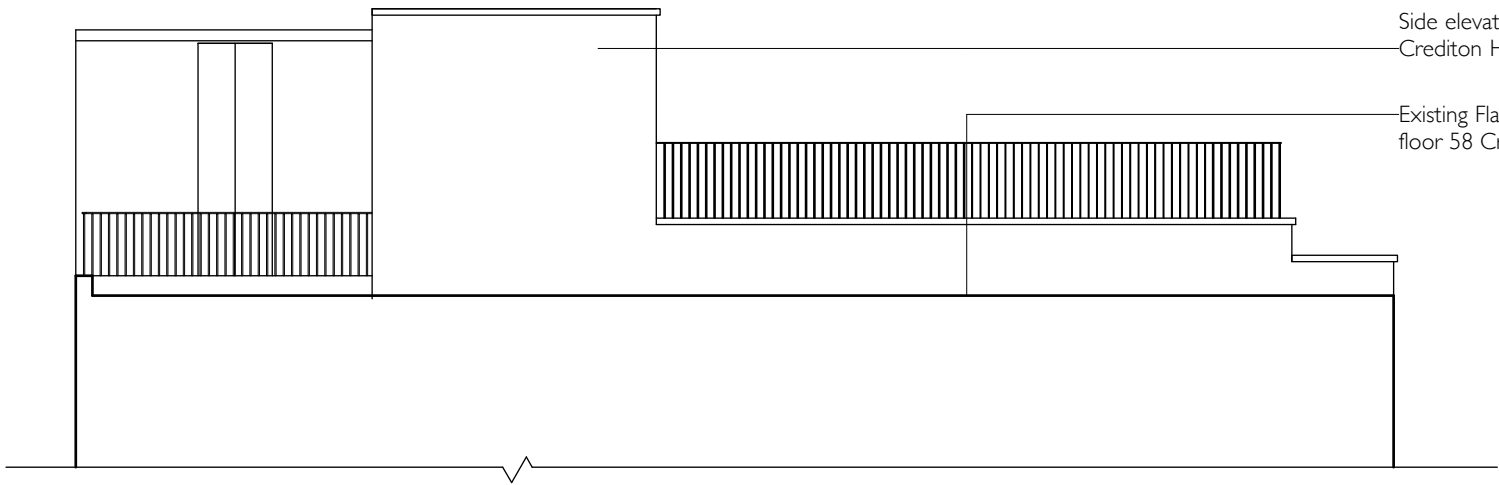
SECOND FLOOR PLAN

	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	<small>All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information. DO NOT SCALE FROM THIS DRAWING</small>	Rev. A	Date. 30/9/20	Description. Minor amendments to existing existing Plan	Initial. SW	PLANNING	
							Project: 58 Crediton Hill - Proposed Roof Terrace	Drawing: Existing Second Floor Plan
							Scale: 1:100 @A3	DWG: 1295-EX-03
							Date: July 2020	Revision: A



SECTION A-A (LOOKING NORTH)

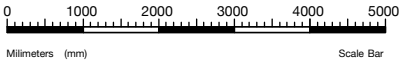
DATUM



SECTION C-C (NORTH BOUNDARY ELEVATION)

Side elevation of Flat 1 ; 62 & 64  
Crediton Hill

Existing Flat Roof Level - Second  
floor 58 Crediton Hill



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.  
DO NOT SCALE FROM THIS DRAWING

Rev.  
\*

Date.  
XXX

Description.  
XXXX

Initial.  
XX

PLANNING

Project: 58 Crediton Hill - Proposed Roof Terrace

Drawing: Existing Section A-A & C-C

Scale: 1:100 @ A3

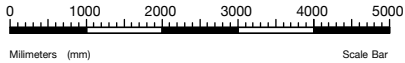
DWG: 1295-EX-04

Date: July 2020

Revision: \*



SECTION B-B



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only.  
See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.  
DO NOT SCALE FROM THIS DRAWING

Rev.  
\*

Date.  
XXX

Description.  
XXXX

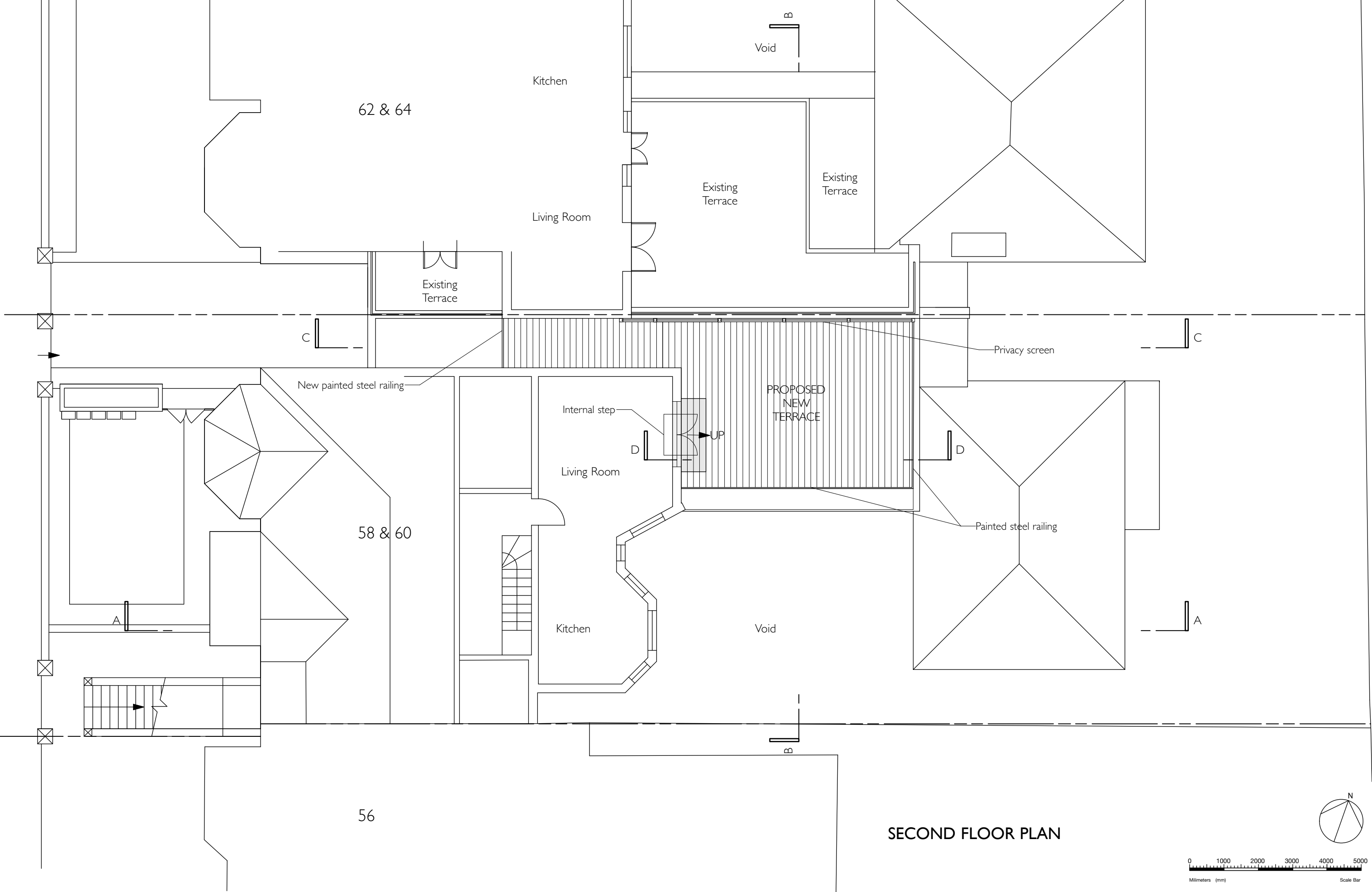
Initial.  
XX

PLANNING

Project: 58 Crediton Hill - Proposed Roof Terrace Drawing: Existing Section B-B

Scale: 1:100 @ A3 DWG: 1295-EX-05

Date: July 2020 Revision: \*



SECOND FLOOR PLAN



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only.  
See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.  
DO NOT SCALE FROM THIS DRAWING

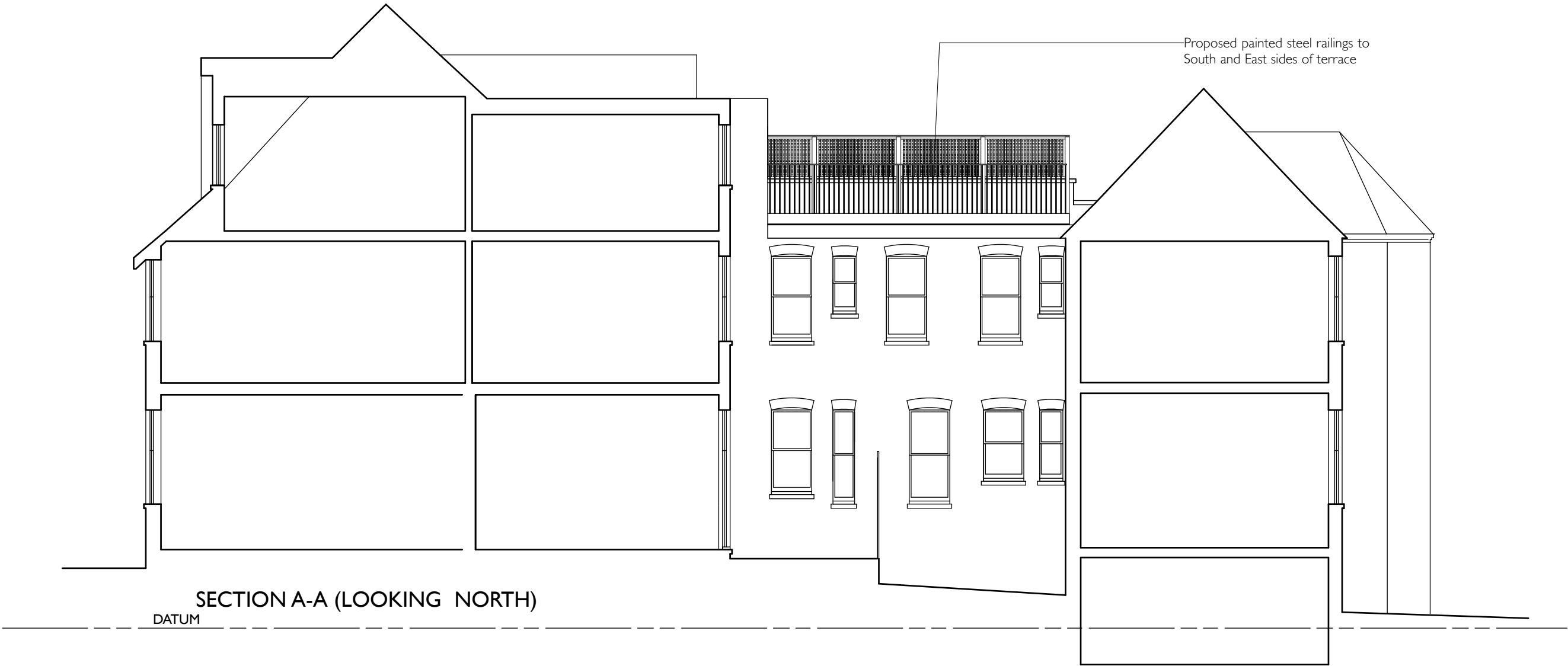
Rev.	Date.	Description.
A	30/9/20	Generally updated in response to Pre-Application comments

Initial.  
SW

PLANNING

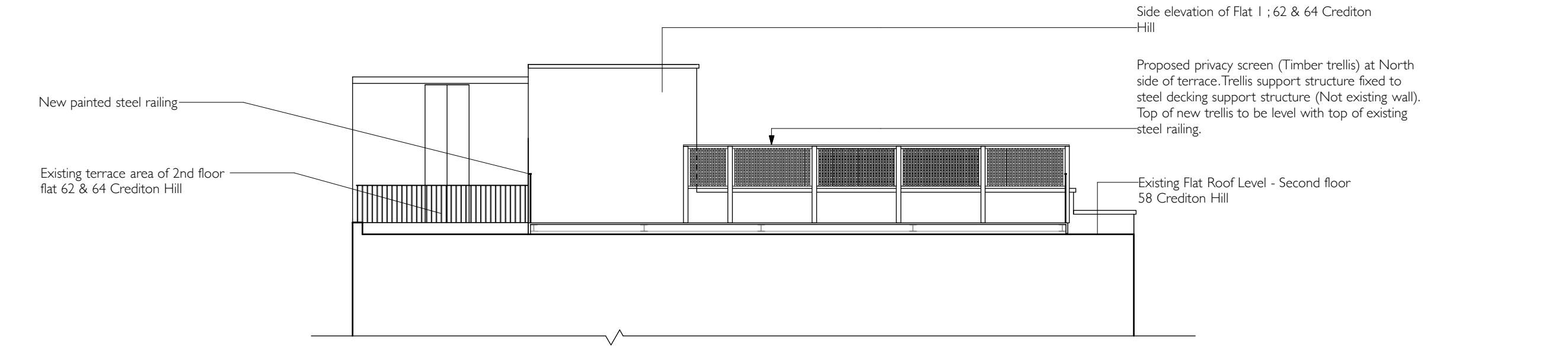
Project: 58 Crediton Hill - Proposed Roof Terrace	Drawing: Proposed Second Floor Plan
Scale: 1:100 @ A3	DWG: 1295-PL-01
Date: July 2020	Revision: A



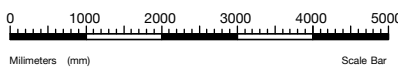



SECTION A-A (LOOKING NORTH)

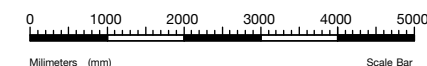
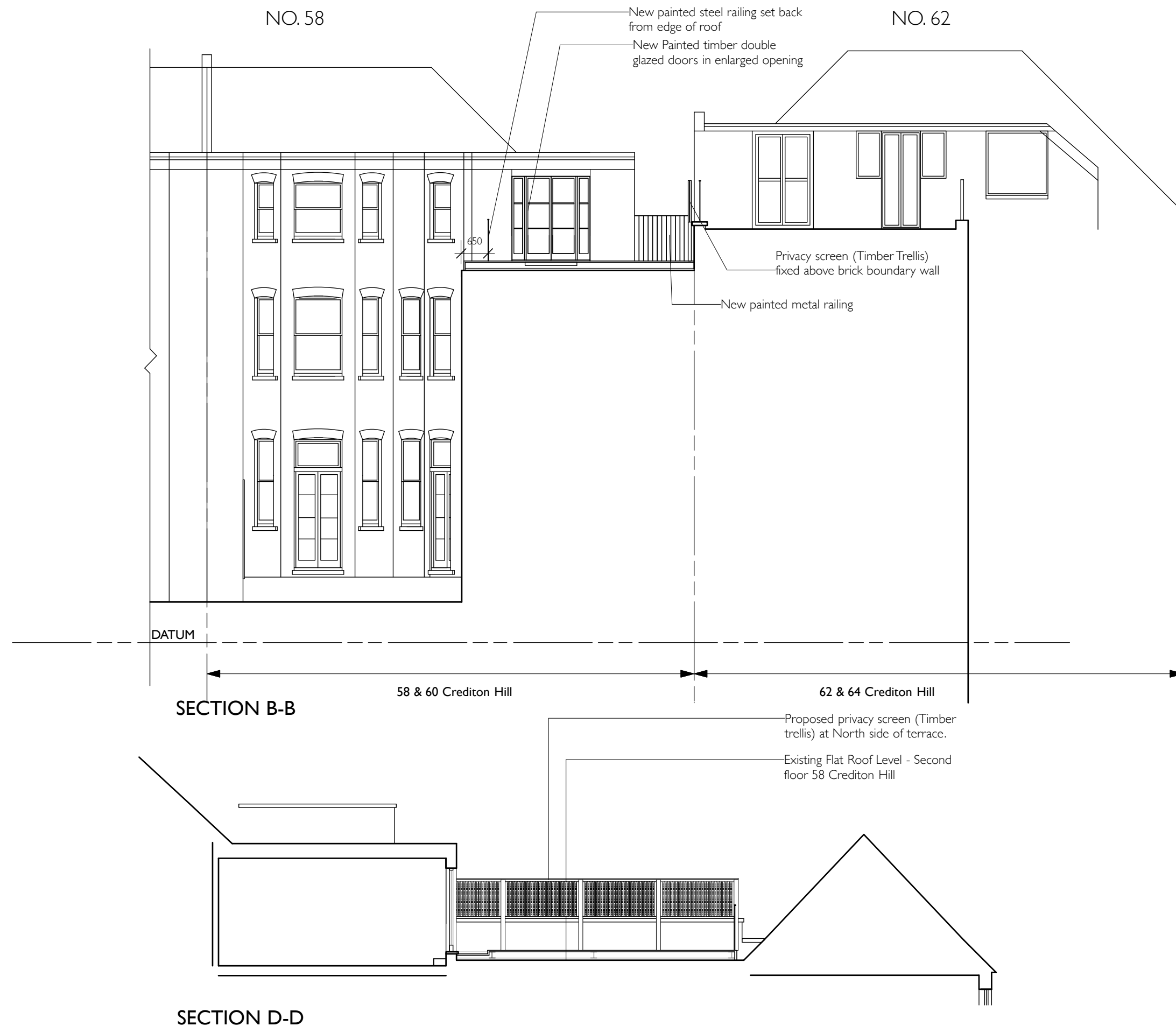
DATUM



SECTION C-C (NORTH BOUNDARY ELEVATION)



	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	<small>All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information. DO NOT SCALE FROM THIS DRAWING</small>	Rev. A	Date. 30/9/20	Description. Generally updated in response to Pre-Application comments	Initial. SW	PLANNING	
							Project: 58 Crediton Hill - Proposed Roof Terrace	Drawing: Proposed Section A-A & C-C
							Scale: 1:100 @ A3	DWG: 1295-PL-02
							Date: July 2020	Revision: A



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.  
DO NOT SCALE FROM THIS DRAWING

Rev.	Date.	Description.
A	30/9/20	Generally updated in response to Pre-Application comments

Initial.
SW

## PLANNING

Project: 58 Crediton Hill - Proposed Roof Terrace	Drawing: Proposed Section B-B
Scale: 1:100 @A3	DWG: 1295-PL-03
Date: July 2020	Revision: A



SITE PHOTOGRAPHS (Refer to existing second floor plan for location of photographs)



Above - Aerial view of rear of existing roof terraces at 64 and 68 Crediton Hill. Existing flat roof at second floor level of 58 Crediton Hill is located by pin.



Photo 1



Photo 2



Photo 3



Photo 4



SITE PHOTOGRAPHS (Refer to existing second floor plan for location of photographs)



Photo 5



Photo 6



Photo 7

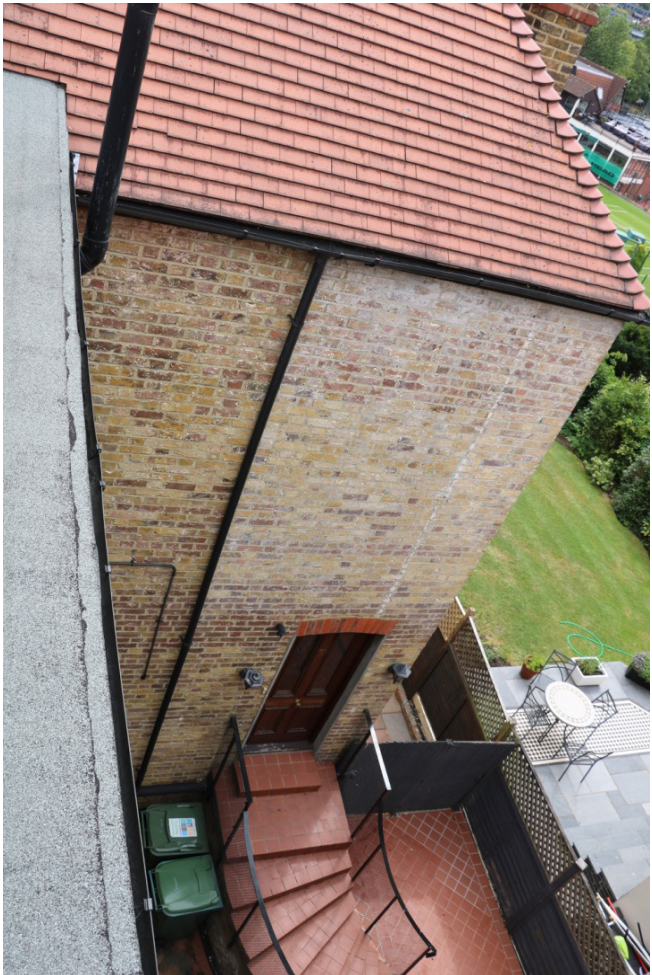


photo 8



Photo 9



Photo10

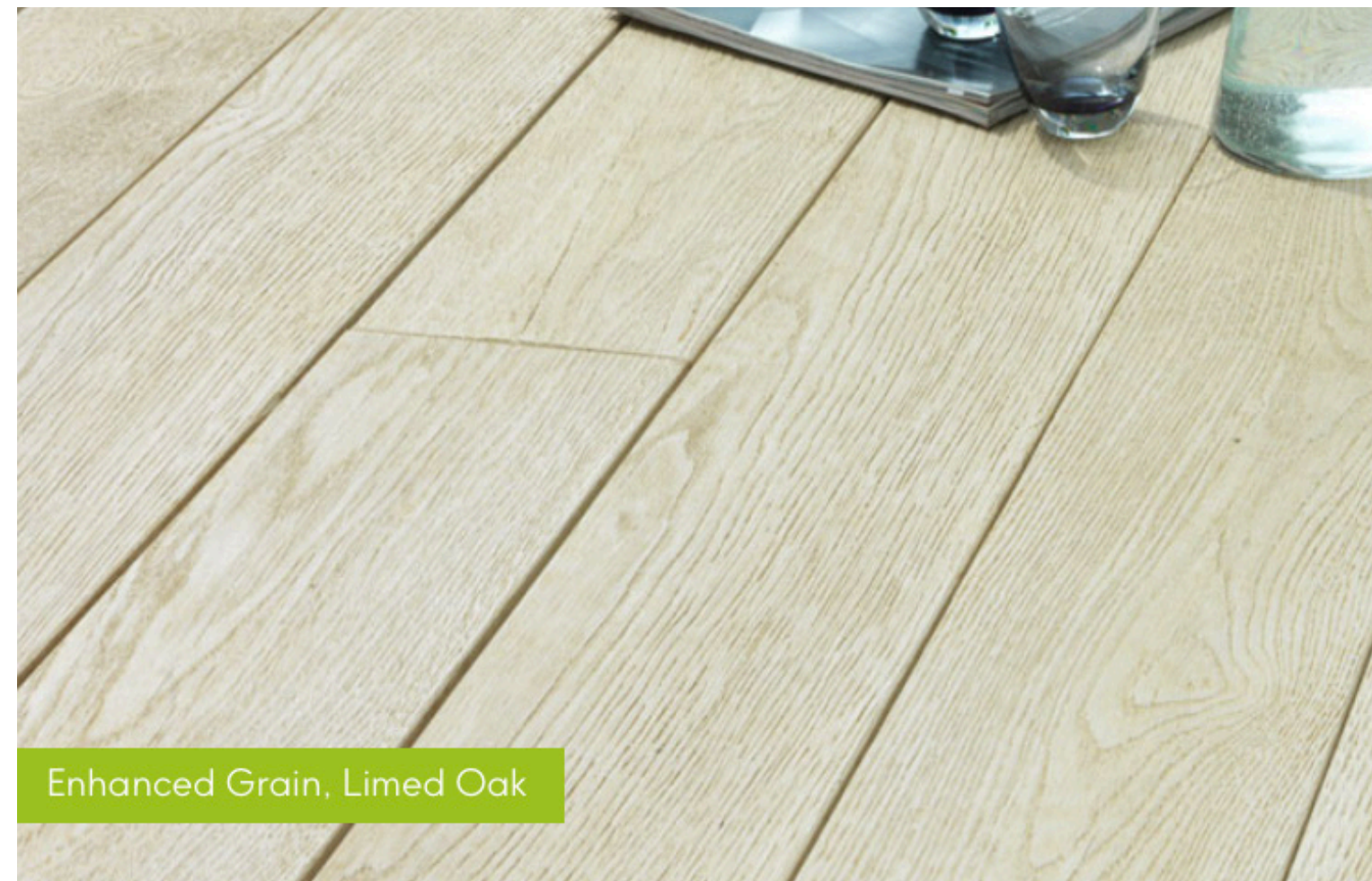


Photo11



# DECKING MATERIALS

## Millboard Decking





## TRELLIS MATERIALS - For Privacy screen



## STREET VIEW - Guardrail

