



191_DOC_DA_Terrace Planning Application FLAT B REAR ROOF TERRACE

Date	Rev	Notes
14.12.20	P1	Planning Submission

SITE

Flat B
29 Prince Of Wales Road
Camden
London
NW5 3LH

Client

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DESIGN AND ACCESS STATEMENT

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1 INTRODUCTION

This proposal seeks to provide an external terrace for Flat B, 29 Prince of Wales Road located on the roof of the existing ground floor rear extension.



Location plan

2 SITE APPRAISAL

1. Physical Context

- 1 The property is on Prince of Wales Road and is not in a conservation area.
- 2 The property is within a building containing two other flats within a long row of Victorian semi detached houses.
- 3 The flat is situated on the first and second floors of the building
- 4 The frontages of the street within this stretch have largely retained their original proportions, materials and detailing. They have brick frontages and openings with simple render detailing. Numbers 29 and 31 form the only villa to retain a pediment.
- 5 Number 29's frontage has been recently repaired by its current owners.
- 6 To the rear of the property there is an existing recently constructed extension which projects 6m into the garden.
- 7 A number of surrounding properties have first floor and second floor roof-top terraces.

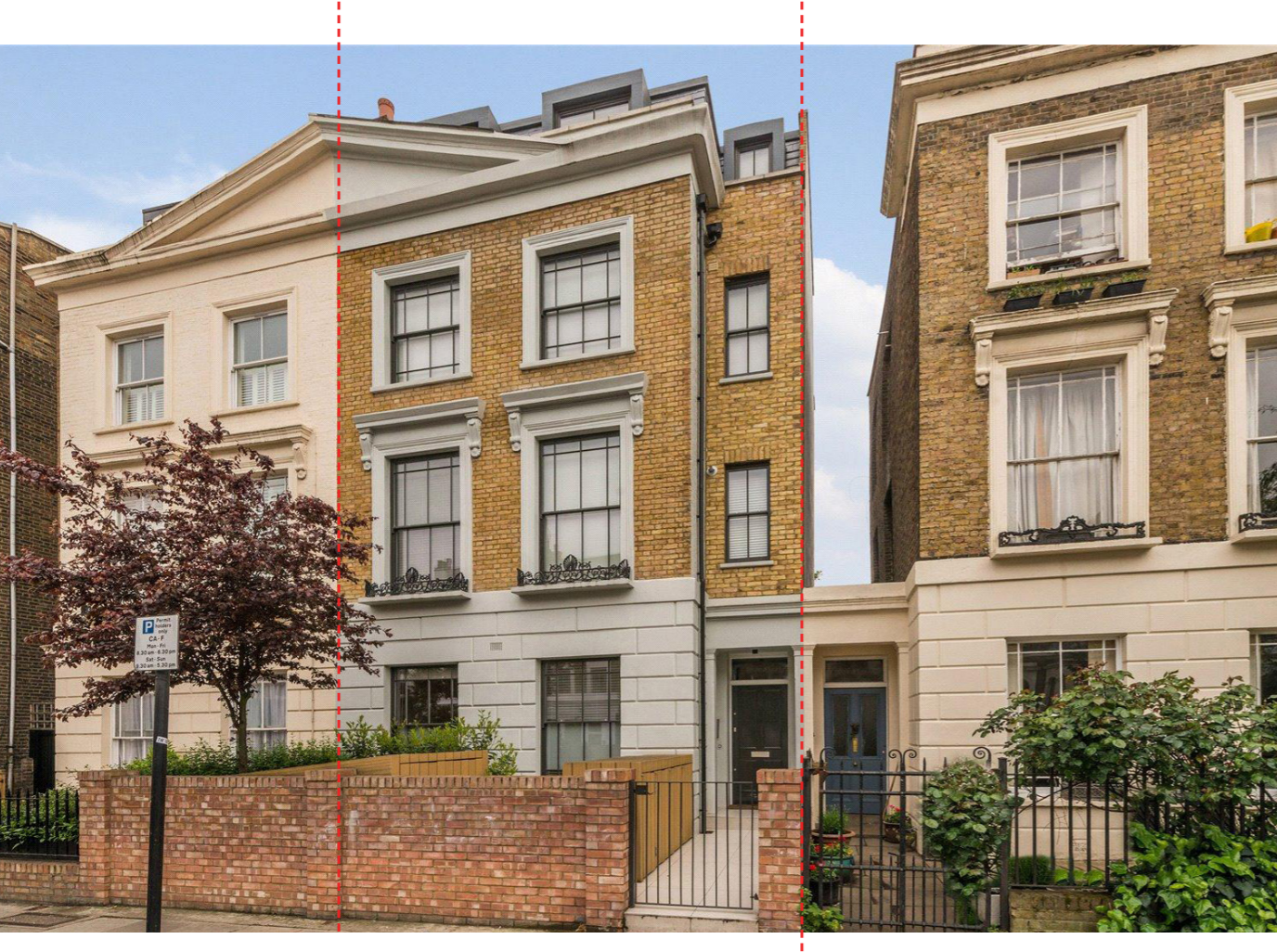
2. Access

- 1 The roof terrace will be accessed via a set of new french timber doors to fit the existing window opening width.
- 2 The terrace will only be accessible from within Flat B and is to be accessed from the kitchen area.
- 3 The doorset giving access to the terrace will incorporate a level access threshold.
- 3 The new door will provide a clear opening of at least 1170mm.



3 SITE PHOTOS

29 Prince of Wales Road



Frontage of the site and adjacent properties.

29 Prince of Wales Road



Rear Elevation of 29 Prince of Wales Road

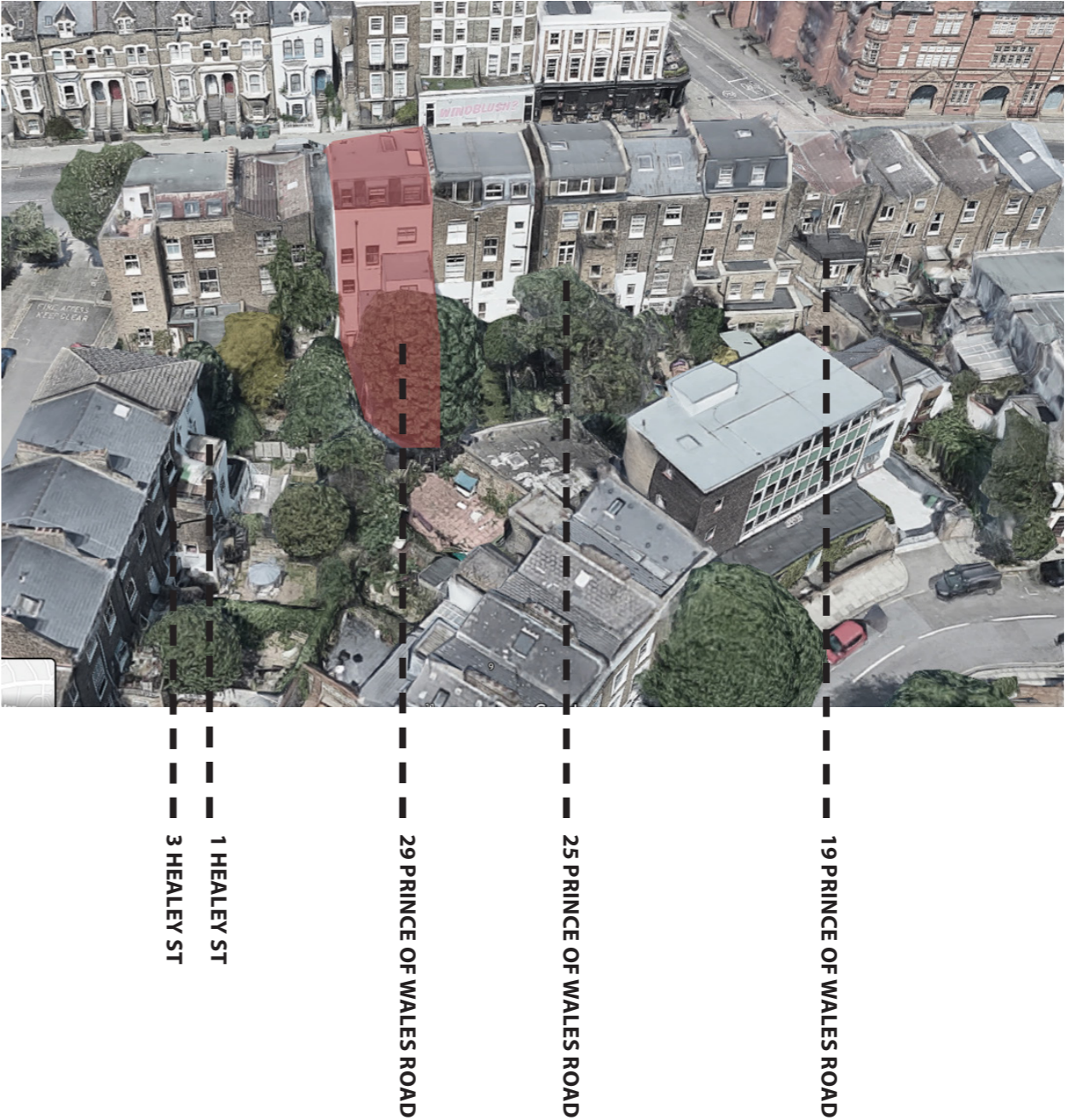


The 3D images below show the roof terraces which exist on the first and second floors on the surrounding properties. As you can see from the annotations there are a large number of roof terraces to the rear of properties in this area which sets a strong precedent for this proposal.

Aerial view looking west



Aerial view looking north



4 DESIGN

Use

- 1 The proposal will provide much needed outdoor space for the tenant’s growing family who currently resides at flat B

Amount

- 1 The proposal adds 7 sqm outdoor area to first floor flat. This is in line with mayoral standards for a 2B4P flat.
- 2 The total area of Flat B is 98.11 sqm

Scale

- 1 The proposed terrace is inset from the edges of the roof
- 2 The roof terrace is subordinate to the main dwelling and incorporates a 1.8m privacy screen to 3 of the 4 sides

Layout

- 1 The terrace would be accessed through the kitchen of the flat B which is situated on the first floor of the building.
- 2 The terrace would not be used for habitable rooms.

5 EVALUATION

Overview

- 1 The proposed terrace will not affect the existing street frontage.
- 2 A large number of adjacent properties have roof terraces which are similar or greater in size
- 3 Due to the varied inconsistent nature of the rear of nearby properties, additions to the rear would not be detrimental to the character of the street.

Design Approach

- 1 The proposal will aim to enhance the property and will be in keeping with the character of the neighbourhood.
- 2 Material use throughout will be consistent with the character of the nearby conservation area and the existing building.
- 3 The terrace to the rear will be subservient to the principle facade of the building.
- 4 The new outdoor space will provide much needed amenity space for the dwelling.
- 5 The additions will be carefully designed to ensure it does not detract from the quality of the rear of the property.

