

Our Ref: 66 Marquis Road, NW1 9UB

Date: Feb' 2021

**4D PLANNING™**

**4D Planning Consultants**

Address: 86-90 Paul Street,  
3rd Floor, London EC2A 4NE

Tel: 0203 1500 183

[e.osborne@4dplanning.com](mailto:e.osborne@4dplanning.com)

[www.GetMePlanning.com](http://www.GetMePlanning.com)



SMARTER  
PLANNING  
CHAMPION



RTPI  
Chartered Town Planner

## Design and Access Statement

### ***Formation of a rear roof terrace at first floor level with timber trellis and planters***

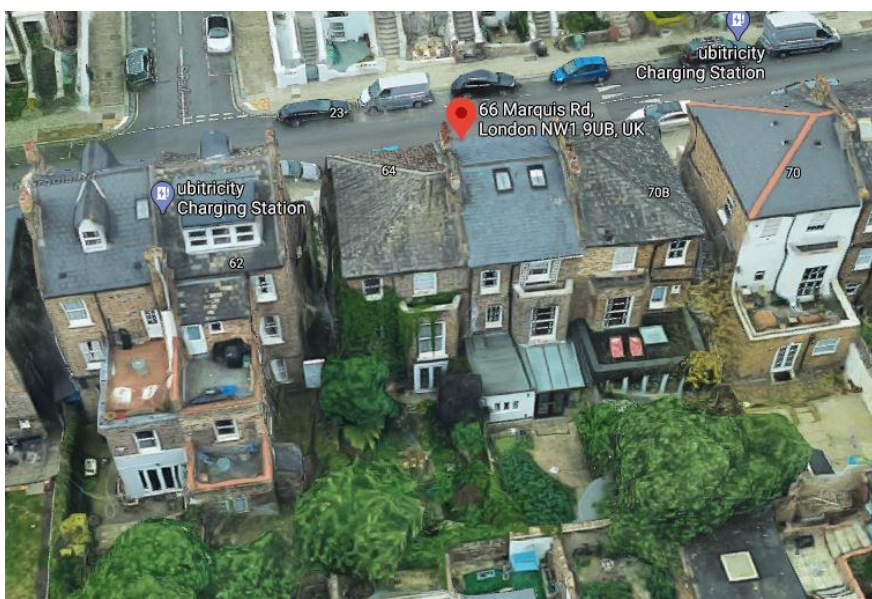
The application site relates to a raised two storey (lower ground, ground and first floor) mid-terrace property located on the east side of Marquis Road. The building is split into two flats. The application proposal relates solely to the first floor maisonette.

The property is not listed but is located in the Camden Square Conservation Area. The building is identified as making a positive contribution to the character and appearance of the Conservation Area.

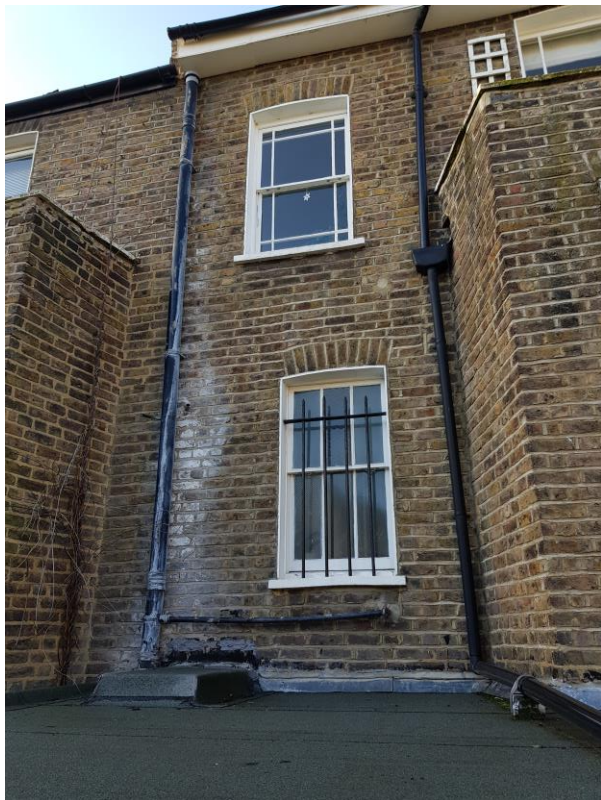
The proposal is for the formation of a rear roof terrace at first floor level. The roof terrace will provide outdoor amenity to the occupant of the first floor maisonette, who currently lack any outdoor space.

The proposal includes a 1.8m high trellis along the sides of the terrace to prevent overlooking and loss of privacy. There will also be medium size planters with ivy to enhance the visual appearance of the trellis and surroundings.

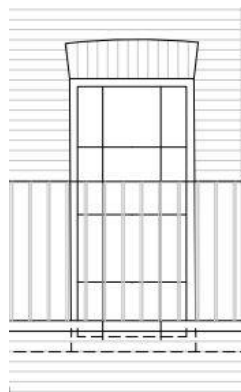
There is a lot of precedent along the road for similar roof terraces including No. 60, 62, 70 and others.



The proposal is to be constructed to the rear of the property and would not be visible from the street. The proposed new door is to be timber framed which is considered an appropriate material to match the host property. The new door will be the same width as the existing window and the existing lintel will be retained. The current rear facing window has iron railings but they do not compliment the special character of the building.



The existing window will be replaced with a timber framed door with Georgian bar glazing to match the character of the other windows.



The size of the roof terrace is approx. 6.7m<sup>2</sup> therefore it is not likely to attract large amounts of people and there will not be excessive noise.

The Camden Planning Guidance recommends a setback to minimise overlooking. The proposal is set back 1m from the rear edge of the roof.

The guidance recommends a careful choice of materials and colour to match the existing elevation. The neighbouring property at No. 64 is partly covered in Ivy, therefore the proposal will include Ivy and a wooden trellis to prevent overlooking and to protect the privacy of both properties. The proposed materials are also appropriate to the Conservation Area character.

The proposal will also avoid harming the neighbour's light and outlook as the roof terrace is set back from the rear and the materials (trellis) will not block light.

The applicant would prefer to have a trellis with planters, however if the council's view is to only allow obscured glazing then they would accept this option too.