



## Design and Access Statement

31 Princess Road, London NW1  
Replacement of Windows to Internal Roof Terrace

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## OS Map



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unique plan reference: # 100022432

## Bird's Eye Views of Site



Satellite view of site: building on street corner,  
terrace visible as cut into roof

## Design and Access Statement

### **The Site:**

The site address is 31 Princess Road, located at the corner with Chalcot Road. The boundary is as shown on the OS Map. This end of terrace house is divided into a basement flat, ground floor shop and two flats above. The building was converted and extended around 1990. The client owns the flat on the two upper stories.

### **Context:**

The terrace consists of Victorian houses with roof extensions. The site is in a Conservation Area.

The existing land use is mixed residential and shop use. The proposed use is not changing. The property is currently occupied.

### **The Existing Building:**

None of the proposed works will be visible from the street. The existing roof terrace is cut into the roof and abuts the neighbouring property's roof. See plans and existing photographs.

### **Proposal:**

The proposal will consist of the following:  
Removal of the existing timber windows and doors and replacement with aluminium windows and sliding doors as shown including works to improve the terrace floor.

### **Access:**

Disabled access will not be changed.

### **Design:**

The old timber windows are in a bad state and started to rot and the client wants to install a more lasting system. The new aluminium windows will be of high quality and long lasting. The sliding elements will improve the already tight terrace by allowing better use of the space. More openings will improve the ventilation through the flat.

### **Neighbours:**

We believe the change will not affect the neighbours as it is all internally within the roof.

## Photos of Existing Roof Terrace



view through terrace doors



terrace towards neighbours



parapet South East

## **Street Context (roof terrace not visible)**



back of building seen from Chalcot Road



side of building and view along Princess Road