

Design and Access Statement

Flat 3, 29 Buckland Crescent, London NW3 5DJ

For installing “lean-to” conservatory on existing roof terrace.



**Contents:**

- 1.0 Outline Proposal
- 2.0 Site Location & Surrounding Context
- 3.0 Materials
- 4.0 Access Statement
- 5.0 In support of the Application
- 6.0 Conclusion
- 7.0 Supporting Documents

## 1.0 Outline Proposals

- 1.1 This statement has been produced to accompany the full planning application for the installation of a 'lean-to' conservatory on the existing roof terrace to flat 3, 2nd floor, in 29 Buckland Crescent.
- 1.2 The property is not listed and lies within the Belize Park Conservation Area.
- 1.3 The proposal seeks to partially enclose the existing roof terrace with a 'lean-to' conservatory. The conservatory will comprise of a floor area of 10m<sup>2</sup>. The proposed conservatory roof will be single-pitched, sloping away from the existing wall. The new roof will terminate under the soffit of the existing roof. There will be no alteration to the existing slated tiled roof, terrace footprint nor brick up-stand to the existing terrace. The existing metal balustrade facing the street will remain up to the new conservatory wall.
- 1.4 In addition to the conservatory we are proposing to remove the existing external door leading from the kitchen onto the terrace and to create a new opening from the bed room into the new conservatory. Both openings will be inside the conservatory and are not visible to the neighbours.

## 2.0 Site Location and Surrounding Context

- 2.1 The third floor flat is self-contained dwelling within 29 Buckland Crescent, at 1860's stucco fronted brick terrace semi-detached, villa which includes a garden at the rear. There are separate dwellings below the application flat.
- 2.2 No 29 forms a part of a row of semi-detached houses (and converted flats) on the Crescent, many have undergone limited modifications over the preceding years; like number 37 which included a conservatory on their roof terrace (see images to the right hand side).
- 2.3 Buckland Crescent is a two-way, exclusively residential street with parking on both side.
- 2.4 The roof terrace is enclosed by a brick up-stand with a black painted metal rail balustrade. A small section of the roof terrace is visible from Buckland Crescent. The view onto the terrace is further restricted by the existing tree in front of the house. The rear of the terrace is not visible from any surrounding streets.

## 3.0 Material

- 3.1 The wall to the conservatory will be erected on the inside face of the existing up-stand. A new PPC metal flashing will be covering the existing up-stand for the extent of the conservatory, RAL colour: 7015, slate grey.
- 3.2 Wall/ roof glazing: to be clear, argon-filled, double glazed units to comply with current Building Control Regulations. Allowance has been made for one top-hung open-able window to the rear elevation and a single leaf door to allow access to the remaining external terrace in the front of the building.
- 3.3 Frame: to be polyester powder coated thermally broken aluminium frame, to comply with current Building Control Regulations; RAL colour: 7015, slate grey.



Location Map, 29 Buckland Crescent



Location Map, 29 Buckland Crescent



Conservatory at 37 Buckland Crescent



Existing Front 29 Buckland Crescent

**4.0 Access Statement**

4.1 There are no alterations to existing access arrangements. The new opening in the bed room wall will be an addition. A new door will also lead from the conservatory to the remaining external terrace area to the front of the building.

**5.0 In support of the Application**

5.1 The visual impact of the conservatory will be negligible.

5.2 An application for similar works was approved at Number 37 Buckland Crescent.

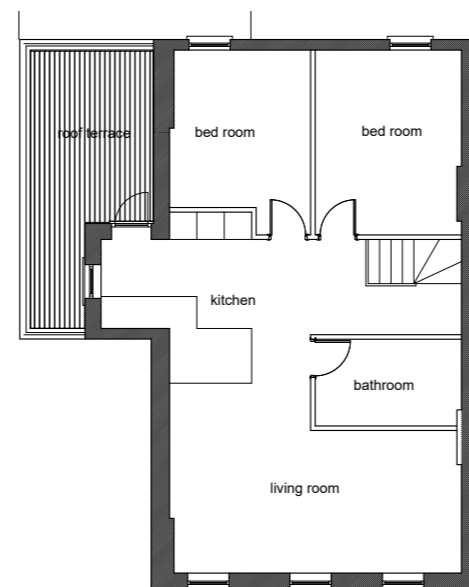
5.3 The new conservatory will be in accordance with the current Building Regulations.

**6.0 Conclusion**

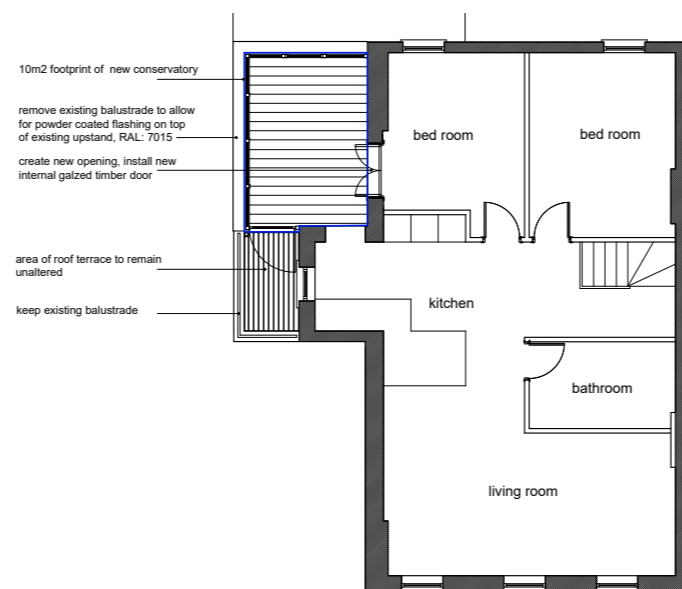
6.1 We believe that the alteration to the terrace will be visually in keeping with the street host property, with no discernible change from the street elevation and have a positive impact on the occupants' amenity.

**7.0 Supporting Documents**

- Drawing 000 Location Plan, 1:1250/ 500 @A3
- Drawing 001 Existing/ Proposed Front Elevation, 1:100 @A3
- Drawing 002 Existing/ Proposed Rear Elevation, 1:100 @A3
- Drawing 003 Existing/ Proposed Floor Plan, 1:100 @A3



Existing floor plan



Proposed floor plan



View from existing terrace towards Buckland Crescent



View from existing terrace towards kitchen door



Conservatory at 37 Buckland Crescent



View from existing terrace towards the garden