

DESIGN AND ACCESS STATEMENT

Addition of a roof extension, creation of a roof
terrace, and internal alterations to an upper
floor flat

13B Sarre Road, NW2 3SN, London



DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared in support of a Full Planning application for the addition of a roof extension, the creation of a new terrace, and internal alterations to an upper floor flat at 13B Sarre Road, NW2 3SN, London .

Please refer to Architect's drawings for further information on scale, materials and dimensions.

We propose to extend the existing roof profile further towards the back of the property (similarly to the roof profile of No11, as approved in 2015 under Permitted Development), to include a rear dormer that sits below the top of the roof and pulled away from the sides of the existing edges of the roof.

The proposals also include the creation of a roof terrace over part of the rear existing roof; the proposed terraced area steps back from the rear of the roof to minimise any potential overlooking and privacy issues.

Due to the geometry and the sitting of how the properties line along the terrace, there can be no overlooking at one side while the proposed terrace also steps back from the boundary on the other side. Please see below photographs that demonstrate how the rear flat roof relates to the properties on either side of the application building.

In planning terms we would like to make reference to the approval for roof alterations to No17 as approved in 2016. Even though the two schemes have some differences both sets of proposals result in a consistent and uniform appearance of roof profiles (full width roofs + a dormer element) across the rear of this terrace at Sarre Road.

Our proposals are in-keeping with the character of the host building and of the terrace as well.

The extension does not affect the amenity of the adjacent properties and we do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.



View of the front elevation and the connection to adjacent property



View of the front elevation and the gap to the adjacent property



View of the rear of the terrace and the roof profiles



View of the rear / side boundary and the flat roof



View of the rear flat roof areas



View of the existing terrace / balcony area and views of the roof profiles along the terrace