



DESIGN & ACCESS STATEMENT

Proposed roof terrace over kitchen roof.

Project: Flat E, 5 Kingsgate Road, NW6 4TD
Project No: 0827
Date: 14/07/2022

This document was prepared by AA Drafting Solutions on behalf of our client Mr Olukayode Ariyo. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

Drawings within this document are not to scale and images are indicative only.

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Introduction

The contents of this **Full Planning** application document are presented by AA Drafting Solutions in support of the balcony guardrail for four storey terrace property, access from Kingsgate Road. In accordance with the Camden London Borough Council the application is accompanied by plans and the necessary documentation together with the application fee.

The building is divided into flats. This application is regarding the top **2nd floor flat**. The property is located within flood zone 1, which means Environment Agency assessment of Risk of Flooding is LOW. The alterations are to the 2nd floor level and no change to the footprint is required therefore no impact on flood risk. The new RWP if needed will be connected into the existing drainage system.

In formulating our proposals we have been mindful of the immediate vicinity and in the near environmental context.

Design - Use

The proposal is to use the existing kitchen roof as a roof terrace by providing protective balustrading to the perimeter, new decking and higher timber trellises to prevent overlooking. The existing property is currently residential family dwelling Class C. This is not altered within the proposal.

Design – Access

The main access to the balcony will be through an existing upgraded opening.



Figure 1: Location Plan

Design – Scale & Appearance

The scale of the proposed balcony will be in proportion to its use and similar to other surrounding balconies.

We feel the proposed guardrail would appear in scale with the property and sympathetic to its design without harm to the visual amenities or character of the area.

The neighbouring property **Flat E, 3 Kingsgate Road** has similar project, approved through planning application **2014/5268/P**.

Design – Appearance

All materials to be used have been carefully thought out in consideration of the surroundings.

The materials are as follows:

- Metal railing, similar to neighbouring property, with new higher timber trellises to prevent overlooking .

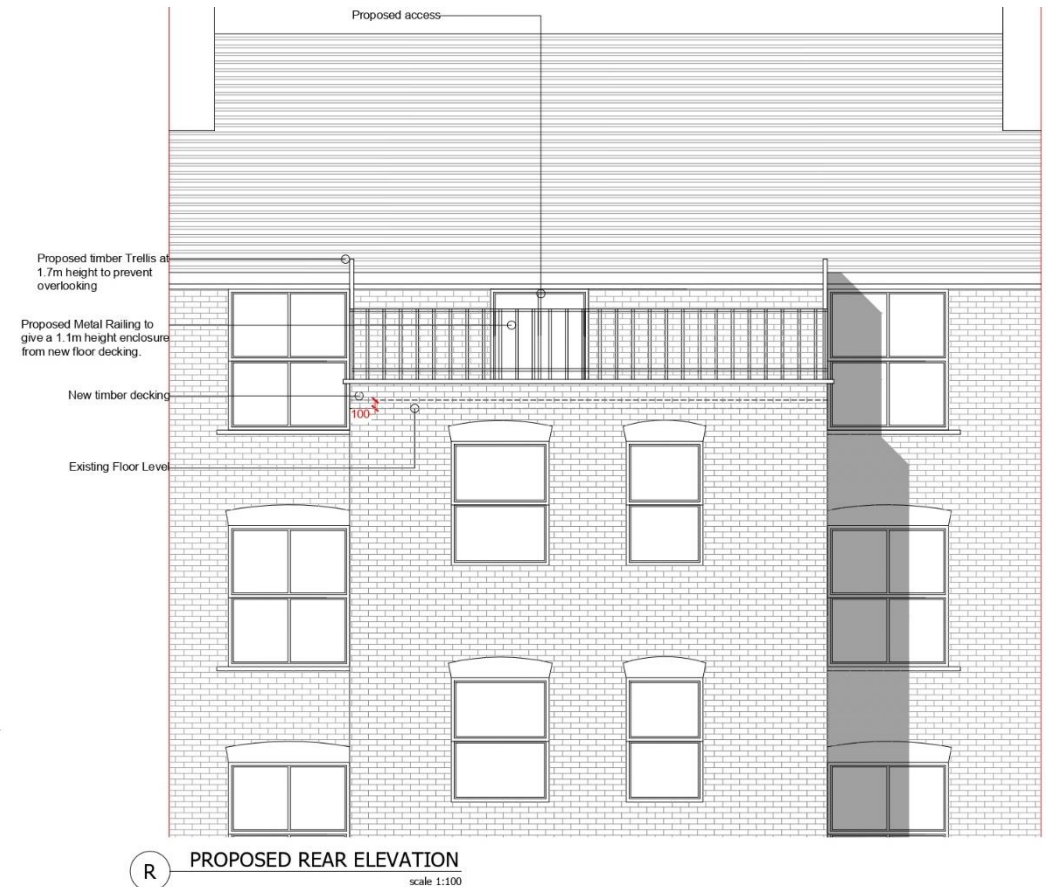


Figure 2: Proposed Rear Elevation

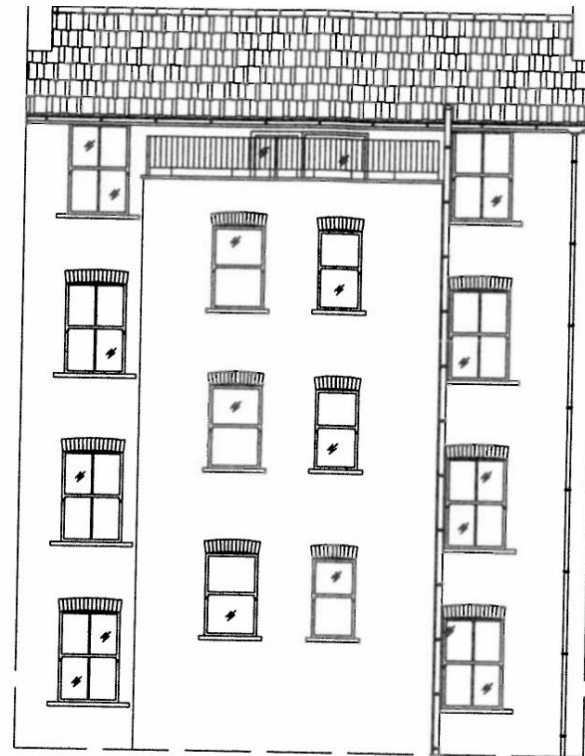
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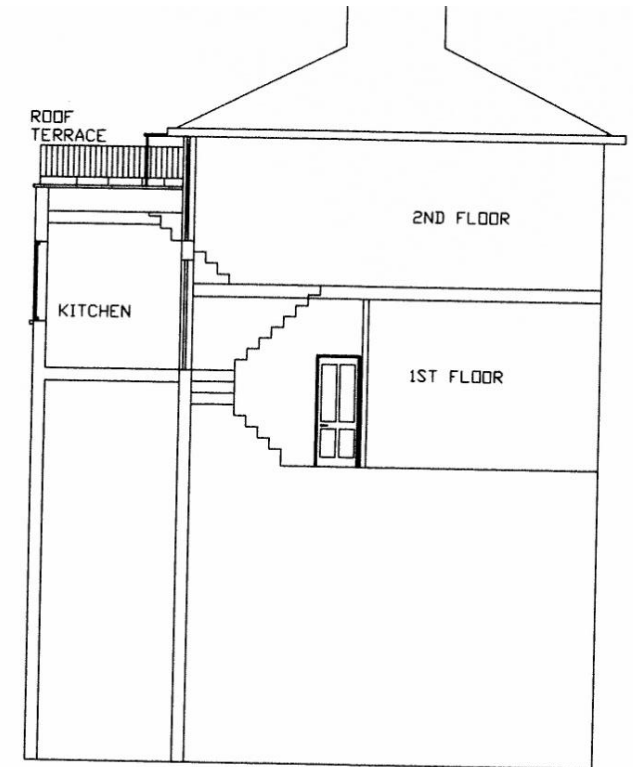
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Photomontage



FIRST/SECOND FLOOR PLAN PROPOSED



ROOF PLAN PROPOSED

Figure 3: Nearby Properties with similar project Flat E, 3 Kingsgate Road ([2014/5268/P](#)).

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Conclusion

The proposal preserves the amenities of the occupiers of the neighboring properties as well as the character and appearance of the individual property while being sympathetic to the existing structure and its surroundings.

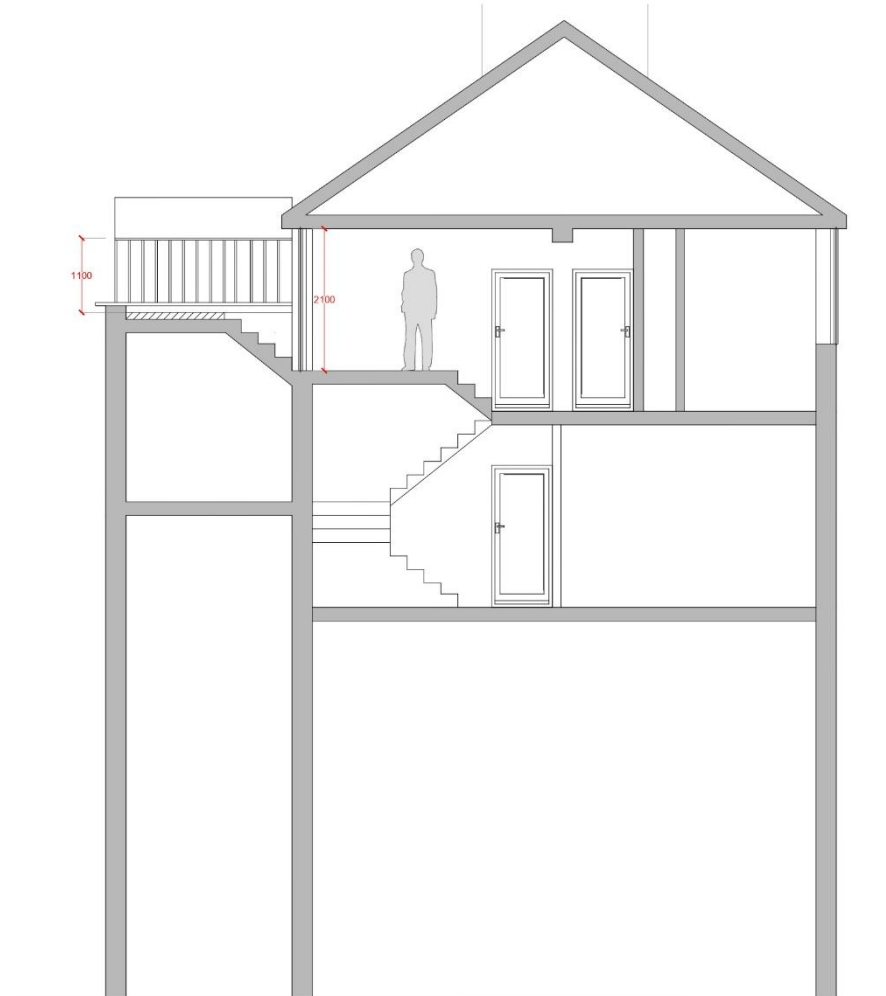


Figure 4: Proposed Section