



Project 136:

# 43C Oseney Crescent, London, NW5 2BE

Design and Access Statement: P136-43OSC-DOC001\_ Rev A  
07 November 2022

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**Project Name:**

Flat C, 43 Oseney Crescent  
London, NW5 2BE

**Report Name:**

Design and Access Statement

**Document Number:**

P136-43OSC-DOC001

**Status:**

Planning Application

This document has been issued and amended as follows:

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## 01 Introduction

This report has been prepared in support of a planning application for the partial demolition of the existing pitched roof to allow for a new open roof terrace for Flat C, 43 Osenev Crescent NW5 2BE.

This report should be read in conjunction with the following drawings:

DRAWING NUMBER	DRAWING TITLE
P136-43OSE-EAD-009	Site Plan
P136-43OSE-EAD-001	Existing Roof Plan
P136-43OSE-EAD-002	Existing Loft Floor Layout
P136-43OSE-EAD-003	Existing Elevations
P136-43OSE-EAD-004	Existing Cross Section
P136-43OSE-PAD-005	Proposed Roof Plan
P136-43OSE-PAD-006	Proposed Loft Floor Layout
P136-43OSE-PAD-007	Proposed Rear Elevation
P136-43OSE-PAD-008	Proposed Cross Section

## 02 Existing Site

The application site is located on Osenev Crescent and the application property is a part of the terraced houses that form the curve on Osenev Crescent.

Osenev Crescent sits within the Bartholomew Estate Conservation area within the Christ Church Estate sub area. The property is not listed.

43 Osenev Crescent is a 5 storey building split into three flats. This application refers to Flat C of 43 Osenev Crescent which is a four bedroom single family residential dwelling, with the entrance on the upper ground floor level.

## 03 Planning history

Previous planning applications relative to the property area as follows:

2015/2234/P\_ Loft conversion and insertion of 2 x rear roof light\_ Granted 05-06-2015

## 04 Planning Policies

The proposals have been developed in accordance to the following relevant planning policies in particular:

1. Local Development Framework (LDF)  
Development Policies (DP)
2. Bartholomew Estate Conservation Area Statement
3. Camden Planning Guidance (Design)  
Camden Planning Guidance (Amenity)  
Camden Planning Guidance (Home improvements)  
Camden Planning Guidance (Planning for health and wellbeing)
4. Building Regulations 2010 Approved Documents

## 05 Proposals

The property is a single residential dwelling and no change of use is being proposed within this application. The existing layout of the first floor and second floor remain unchanged. There are no proposed works to the front elevation of the house.

The application seeks planning permission for the partial demolition of the existing rear pitched roof and the existing roof lights on the rear slope to allow for a new open roof terrace for the master bedroom.

The proposed alterations to the third floor, will utilise the existing floor space of the master bedroom to set in the proposed terrace within the existing roof slope and by doing so, the existing roof form is retained. The proposed outdoor terrace space is enclosed by two- metre high double glazed bi folding doors as shown on the proposed plans. These glazing panels are set back from the property rear elevation and carefully positioned along the central width of the roof to complement the existing rear windows below. Please refer to the proposed rear elevation drawing. The existing roof wall provides a 1100mm high balustrade edge as shown on the proposed section drawing. This is in line with the Camden Planning Guidance, Home Improvements, January 2021.

The property does not currently benefit from private amenity space and therefore the introduction of a roof terrace will provide a valuable amenity space encouraging healthier lifestyles and positive well-being for residents. The proposed terrace will enhance the existing views over the London rooftop skyline without overlooking onto neighbouring amenity spaces.

## 06 Access

The access from the public pavement into the dwelling house remains unchanged. The entrance to Flat C is via external steps to the front building door at the upper ground level, this remains unchanged.



Figure 1. Views out from rear roof lights overlooking St. Luke's Church



Figure 2. Views out from rear roof lights overlooking London rooftops



Figure 3. Views out from rear roof lights from master bedroom



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