

## **1. Features of existing site:**

3 Hodes Row is a mews house built in 1998 in the Mansfield Conservation Area (most surrounding properties are based on a 1880's terraced style). Hodes Row retains some loose architectural nods towards the surrounding properties in it's pitched roofing but otherwise is low rise like the surrounding garages and rear extensions. The front looks onto an alley way and garages (belonging to Mansfield road residents). The rear of Hodes Row look on to the gardens, rear extensions and roof terraces of Courthope and Estelle roads.

The proposed changes will all take place at the rear of the property:

The proposed glass roof above the enclosed courtyard patio will be built below the existing height of the surrounding walls, entirely within the property, and should not be visible from surrounding properties (other than from above - the kitchen window of 2 Hodes Row at a very oblique angle). The style of the glass roof (glass or uPVC panels with white steel trim) will match the composition of Hodes Row (white walls with large modern double glazed windows and sliding doors with white steel trim). This is fully within the architectural language of the house.

The proposed glass door accessing the roof terrace will reflect the architectural language of the house in the same manner and materials (white trim uPVC/glass) will be aligned vertically with the adjacent window (also belonging to 3 Hodes Row). This door should only be visible from the roof terraces to the rear of Estelle and Courthope roads.

The railings to surround and demarcate the (existing rear bedroom single story) flat roof as a roof terrace will be thin, waist height iron railings/hand rails (painted black) in keeping with the multitude of roof terraces behind Estelle and Courthope roads. The flat roof itself being used as a roof terrace would positively complement the character of the rear of the properties because:

- a) the rear flat roofing (all different shapes) of 1-2 Hodes Row are amassing leaves, litter and pooled water
- b) the roof terraces behind Estelle and Courthope roads create a urban scape of many staggered roof terrace spaces at different heights and orientations.

## **2. How will people be affected by proposal;**

No one will be negatively impacted in any way by the glass roof above the courtyard patio as it will be built below the existing height of the surrounding walls, entirely within the property, and should not be visible from surrounding properties (other than from above - the kitchen window of

2 Hodes Row at a very oblique angle)

The use of the flat roof as a roof terrace - will also not affect light or interrupt views of any surrounding properties. The access door is in keeping with the existing architectural character of the rear of Hodes Row. With regards to visibility from the new door/roof terrace onto third party properties:

- a) there are no gardens/properties looked into that aren't already looked into by several other neighbouring roof terraces
- b) the new door/view from the terrace is already an aspect visible from inside 3 Hodes Row via two existing windows.

### **3. Details of the layout of proposed development**

The layout of the property fundamentally remains the same. The profile of the housing terrace is unchanged and respects the guidelines of the Mansfield conservation area. All development fits into the character of the surrounding environment and is all located to the rear of the property and follow design guidelines set by the council.

### **4. Details of the scale of the proposed development.**

No change to the scale of the development.

Roof terrace is the same size as existing flat roof (approx 11msq). New access door to roof terrace approx 74cmx195cm. Hand railings 110cm height.

Glass roof in patio area approx 3mx3.2m

All detail depicted in accompanying drawings.

### **5. Landscaping N/A**

**6. Appearance of development:** See detail already given in section 1.

**7. Access:** n/a

**8. Additional details:** further photos to help illustrate existing property.