

**129 Camden Mews
Design and Access Statement
Timber Steps to rear lower roof**

The timber steps with handrail are for the sole purpose of providing safe access in all weather down from the first floor double doors to the lower rear roof for essential maintenance including the unblocking of rainwater drainpipes. In the past the lower rear roof has had serious leaks and a major flood to the room below caused by drains blocked by leaves etc.

A previous wood and metal steps giving access up to the main roof and limited access down to the lower rear roof was removed as part of works to create a roof extension and terrace on the second floor main (front) part of the building (approved planning ref 2008/4395/P). This left a drop of 110cm from the rear double doors to the lower rear roof level. We fully understand that the lower rear roof with its various rooflights, vents and pipes is not suitable for and cannot be used as a roof terrace (and we had in fact thought that this was already a planning condition).

The reason for this planning application is simply to provide safe access for maintenance purposes.

Materials

The oiled hardwood used in the construction of the steps has been selected to relate to the timber cladding of the recent second storey extension (which is visible above the steps). The steps have been finished with two coats of decking oil to give the most robust, long-term protection against the elements.

