

PLANNING, DESIGN AND ACCESS STATEMENT

In support of

PLANNING APPLICATION

Relating to

67 Clarence Way, NW1 8DG

Submitted by

URBAN ROOF GARDENS LTD

On behalf of

Mr. Geoff Elphick

June 2010

## **1. INTRODUCTION**

- 1.1 This statement is submitted in support of the accompanying planning application for to create an access to the existing flat terrace to be used as a roof terrace and cover some parts of flat roofs with green Roof
- 1.2 The existing photographs of the site are shown in PH\_00.
- 1.3 The site location map is shown in EX\_00.
- 1.4 The existing scheme is shown in drawings EX\_01, EX\_02, EX\_03 and EX\_04.
- 1.5 The proposed scheme is shown in drawings PL\_51, PL\_52, PL\_53, PL\_54, and PL\_55.
- 1.6 A fee of £150.00 has been enclosed.

## **2. THE SITE AND ITS SURROUNDINGS**

- 2.1 No.67 is located on the South side of Clarence Way. The street comprises of residential buildings.
- 2.2 The property is located within the Harmood Street Conservation Area.
- 2.3 No.67 is a 2 storey building. The existing roof area is about 45sqm.

## **3. THE PROPOSED SCHEME**

- 3.1 The present application proposes to create an access from existing stair well on the first floor, to the existing flat roof which would be used as a terrace with a gross floor area of around 26sqm.
- 3.2 A glass flap hatch will be positioned on top of the new staircase to provide access to the roof and light to the first floor.
- 3.3 To the front of the property 1100mm high black painted metal balustrades will be fitted with a 1000mm setback from face of the building (see PL\_53). New balustrade will not be visible from the street view (see PL\_55).
- 3.4 To the sides of the new roof terrace a handrail will be installed to reach 1100mm (see PL\_52).
- 3.5 Green roof will be installed on the flat roof of the bedroom with a gross floor area of 12sqm.
- 3.6 Beyond the front railing, a piece of green roof will be installed.
- 3.7 Green roof is created using a variety of sedum plants that will grow and carpet the roof surface. Sedums are low growing succulents - plants with water storing fleshy leaves and stems. Under the sedum is a substrate layer comprising of very free draining soil mix over a drainage layer. The whole height of the green roof will be 150mm including the sedum.

- 3.8 2 visits a year is usually adequate to maintain the green roof.
- 3.9 In order to maintain the green roof, the access will be via the maintenance door at front balustrades.
- 3.10 2 fixing points will be calculated to fix the fall arrest harness to them while maintaining; one near the maintenance door and one at the rear for maintenance of the rear green roof.

#### **4. ACCESS STATEMENT**

- 4.1 There is no existing provision for disabled access on the lower floors. No disable access is therefore required from the First Floor to the proposed roof terrace.

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