

**DESIGN AND ACCESS STATEMENT (ADDITIONAL INFORMATION:
RE. 21 CARLINGFORD ROAD, NW3 1RY)**

- 1) The proposed alterations relate to the roof deck of the ground floor and the rear elevation of the lower ground floor.
- 2) The design proposes the following:
 - a) The replacement at lower ground floor level, of the existing glazed units with endfold folding door systems. (The openings being widened by approximately 300mm).
 - b) The replacement of the existing safety rails at ground floor level (roof deck) with a glass safety barrier (height to comply with current Building Regulations).
 - c) These elements will be linked by cladding the rear elevation at lower ground level in open timber which would also allow plant growth.
 - d) At ground floor level the design calls for the replacement of the existing deck (including a glazed area) and replacing it with a new deck containing 2 no. walk on glazed units which would be partially obscured (ie. up to 50%). These units would be set into a flush timber and stone frame work.

The proposed glass safety barrier would be extended parallel with the party wall in order to comply with current Building Regulations. The use of glass here is intended to minimise the visual impact of this feature.
- 3) The rear elevation of the lower ground floor is not visible from any adjacent property.
- 4) The existing roof deck is separated from the adjacent building by a 1600mm height party wall which is to be retained in order to maintain privacy and ensure that adjacent properties are not over seen.

EXISTING LOWER GROUND FLOOR GARDEN

EXISTING ROOF DECK WITH INTEGRATED GLAZED UNIT

PROPOSED LOWER GROUND FLOOR GARDEN

PROPOSED ROOF DECK WITH WALK-ON GLAZED UNITS (HALF OBSCURE GLASS)

NO. 19 CARLINGFORD RD

NO. 21 CARLINGFORD RD

EXISTING ROOF PLAN & LOWER GROUND FLOOR PLAN

PROPOSED ROOF PLAN & LOWER GROUND FLOOR PLAN

EXISTING 1600MM HT PARTY WALL AT ROOF DECK LEVEL

USE OF GLASS AS SAFETY BARRIER MINIMISES IMPACT OF THIS ELEMENT

NEW SAFETY BARRIER IN GLASS (HT TO COMPLY WITH CURRENT BUILDING REGS)

EXACT SIZE OF GLAZED UNITS TO BE CONFIRMED BY SURVEYOR & ENGINEER

PROPOSED END FOLD GLAZED UNITS

EXISTING REAR ELEVATION

EXISTING SECTION (VIEWING FLANK WALL OF 19 CARLINGFORD RD)

PROPOSED SECTION (VIEWING FLANK WALL OF 19 CARLINGFORD RD)

PROPOSED REAR ELEVATION

CLADDING SIMPLIFIES ELEVATION WITH GUTTERING INSTALLED BEHIND FACIA & DOWN PIPES PLACED BEHIND SURFACE

CLADDING UNIFIES ALL ELEMENTS INCLUDING GROUND FLOOR SAFETY BARRIER

NOTES

JOHN DONOVAN

2009

COPYRIGHT 2009

THE GARDEN FLAT, 109 SHIRLAND ROAD, LONDON W9 2EL . TEL : 07786-400-876

CONCEPT

- 1) CONCEPT ADHERES TO USE OF PRE-ENGINEERED SYSTEMS BEING USED THROUGHOUT RESULTING IN CONSISTENT DESIGN & QUALITY
- 2) FACIA SIMPLIFIED & GUTTERING REPLACED BY INVERTED DRAIN (HARMER) & DOWNPIPE
- 3) DECK EXTENDED
- 4) BALUSTRADE EITHER GLASS & UPRIGHTS OR STRUCTURAL GLASS WITH INTEGRATED HAND RAIL
- 5) OPENING TO GLASS DECK INCREASED & MANUFACTURED FROM ONE PIECE 2950MM X 2000MM WITH ENGINEERED GLASS JOIST/FIN INCORPORATED
- 6) NEW ELEVATION CHANGED TO ALLOW MAX LIGHT INTO ROOM VIA MINIMAL FRAME & ENDFOLDING SYSTEM
- 7) END FOLD GLAZING SYSTEM TO REFERENCE GLAZED DECK UNIT AESTHETICALLY & PROVIDE FLUSH INSIDE/OUTSIDE LIVING
- 8) SYSTEM DOES NOT REQUIRE 159MM UPSTAND/CILL & MEETS ALL CURRENT BUILDING REGS.
- 9) GLASS SET WITHIN FLUSH DECK & WATER RUNE

REVISION	AMENDMENT	DATE
CLIENT		
M BRUCK		
DRAWING TITLE		
PROPOSED ALTERATIONS TO ROOF DECK AND REAR ELEVATION AT 21 A CARLINGFORD ROAD, NW3 1RY		
FULL PLANNING APPLICATION		
SCALE	DRAWING No.	REV.
1: 50	MB/JD/02A	
DATE		
29/09/09		