

DESIGN AND ACCESS STATEMENT (ADDITIONAL INFORMATION)

RE. 21A CARLINGFORD ROAD, NW3 1RY

REF: MB/JD/02A

28th September 2009

- 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.