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25 Flask Walk – Proposed Roof Terrace Design and Access Statement

The design calls the removal of part of the pitched roof slopes over approximately 60% of area to allow for the construction of a flat terrace with internal staircase access.

The existing house is part of a terrace which begins at No. 23 Back Lane. Noting the comments given in the Refusal Notices for previous applications for such a roof terrace by neighbouring No. 27 Flask Walk, the design recognises the importance attached to maintaining the appearance of the existing elevations of the Terrace in which the house is located. This point refers particularly to the retention of the roof line with the butterfly roof slopes to the back elevation as viewed from Back Lane. Taking into account the final successful application by No. 27 Flask Walk in February 2008 this design closely follows their proposal.

The design calls for an unaltered front elevation, with the proposed roof terrace hidden behind the existing parapet as it is situated approximately 1200mm below the top of this parapet. The rear elevation also remains unaltered as part of the existing butterfly roof is retained to the extent that it remains visible from Back Lane. It is believed that the view from Back Lane is the only one which holds the vantage point from which the roof slopes can be viewed. The remainder of the roof slopes will be removed to allow for the flat terrace

Access to the terrace will be gained by way of a new internal staircase and through a retractable sliding rooflight. A balustrade will provide safety from falling where necessary. The rooflight and guard rails will be situated well below the level of the parapets and will not be visible from the street level or from the single vantage point of Back Lane

The existing house is three storeys, comprising Raised Ground, First and Second Floor. Access to the house is by way of a single external staircase leading to the raised ground floor entrance. Internal circulation is provided by way of an existing dog-leg staircase.

Design and Site limitations and planning restrictions prevent access being formed for non-ambulant persons.



Rear Elevation – Line of butterfly roof will remain unaltered



Front Elevation - Roof terrace, rooflight and balustrade will not be visible from street level