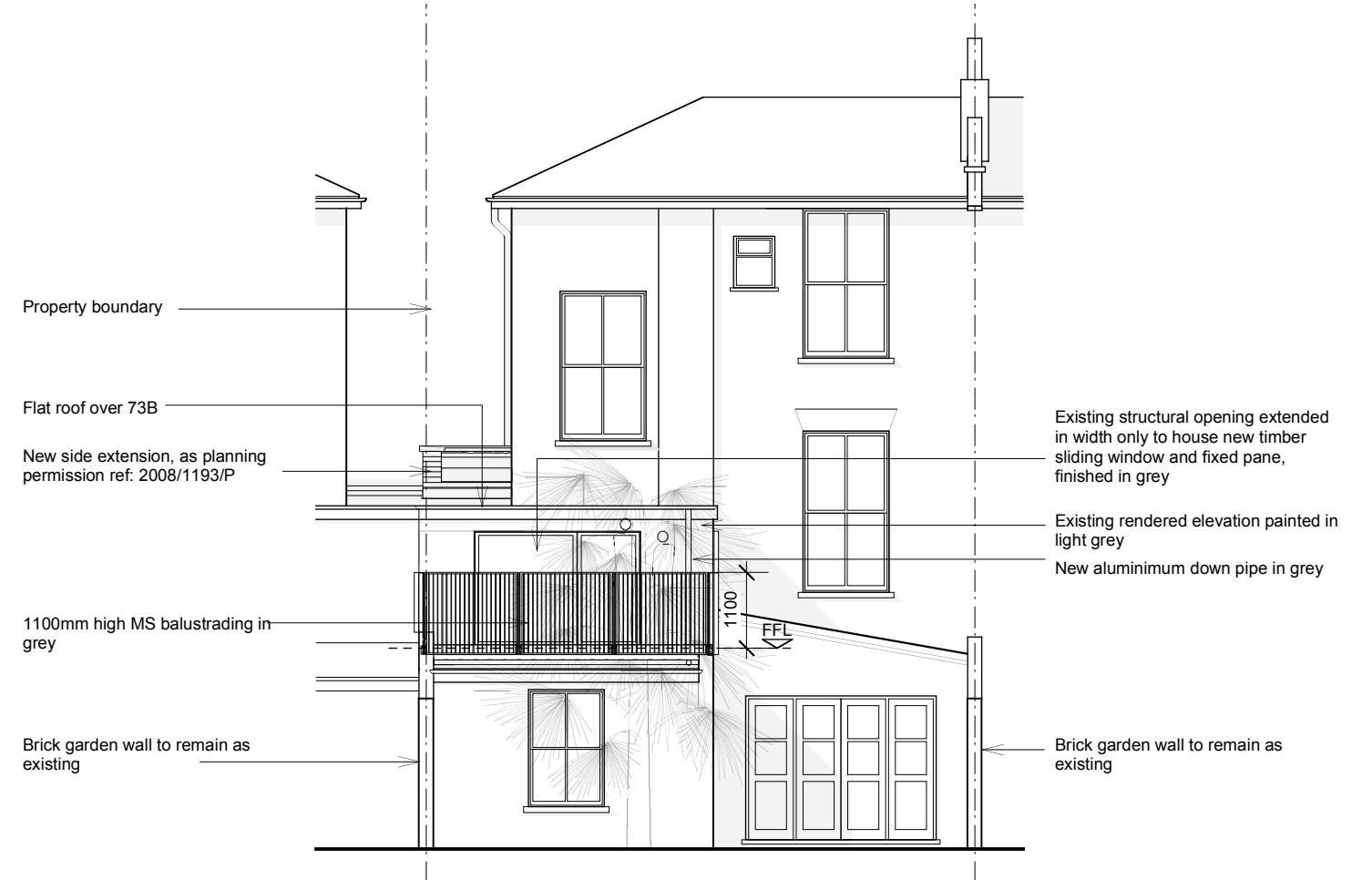
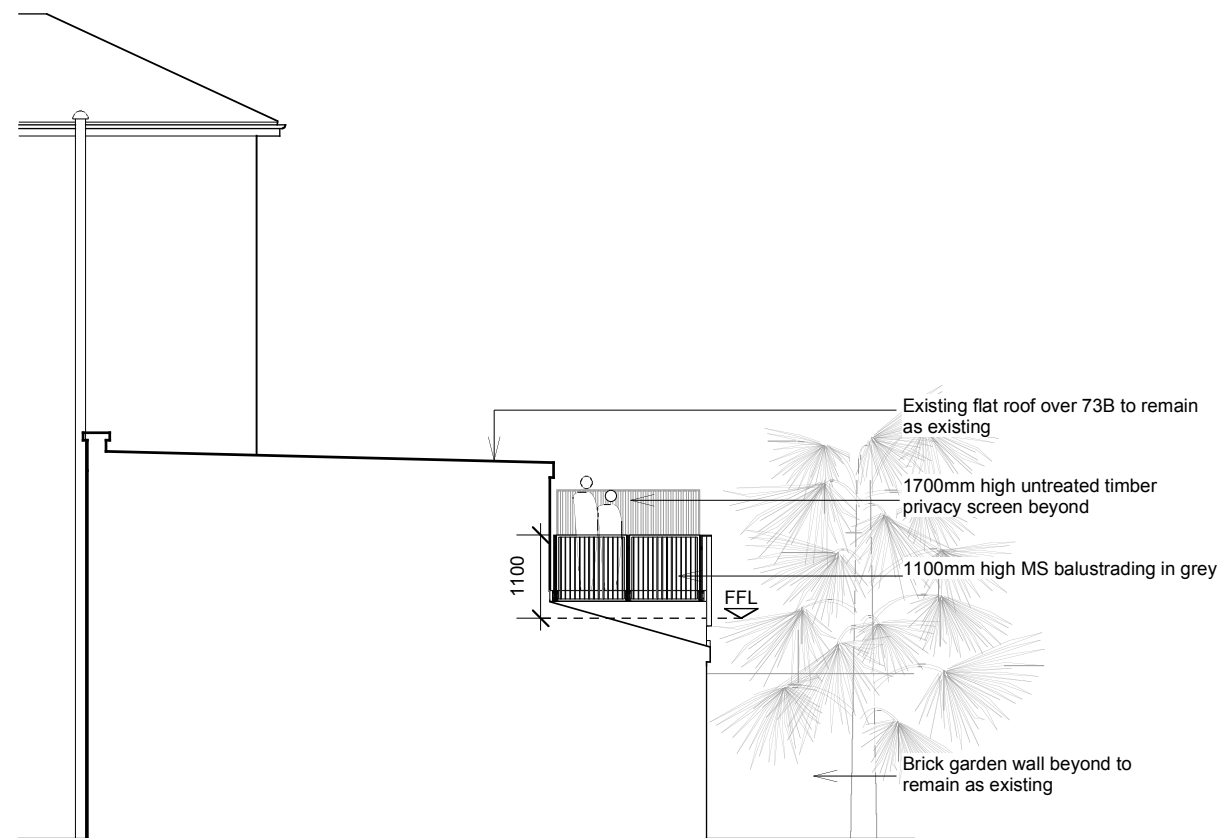


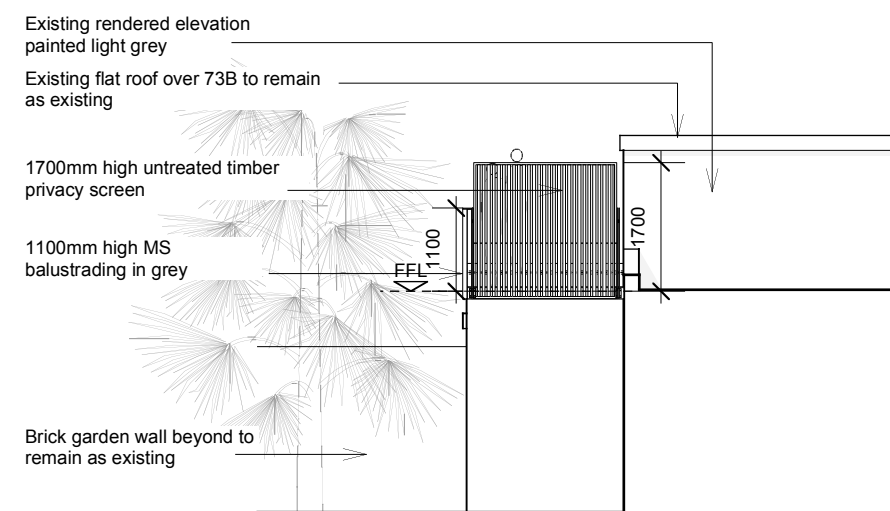
Proposed South (Front) Elevation



Proposed North (Rear) Elevation



Proposed East Elevation



Proposed West Elevation

Revisions: Rev A-07.05.09 - Side privacy screen extended, front privacy removed, window changed to timber following discussions with planning officer.



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Project: Proposed New Roof Terrace

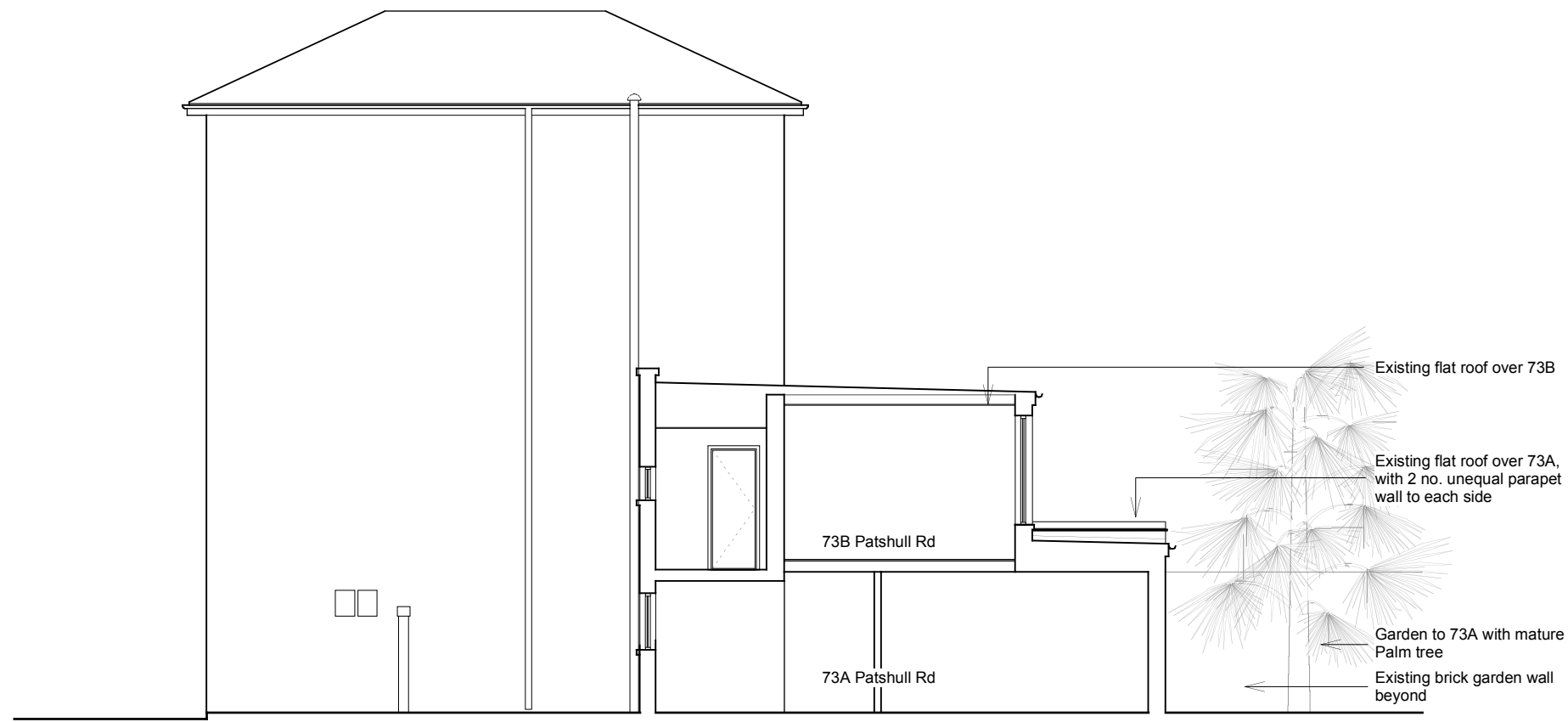
Drawing: Proposed Elevations

Address: 73B Patshull Road, London NW5 2LE

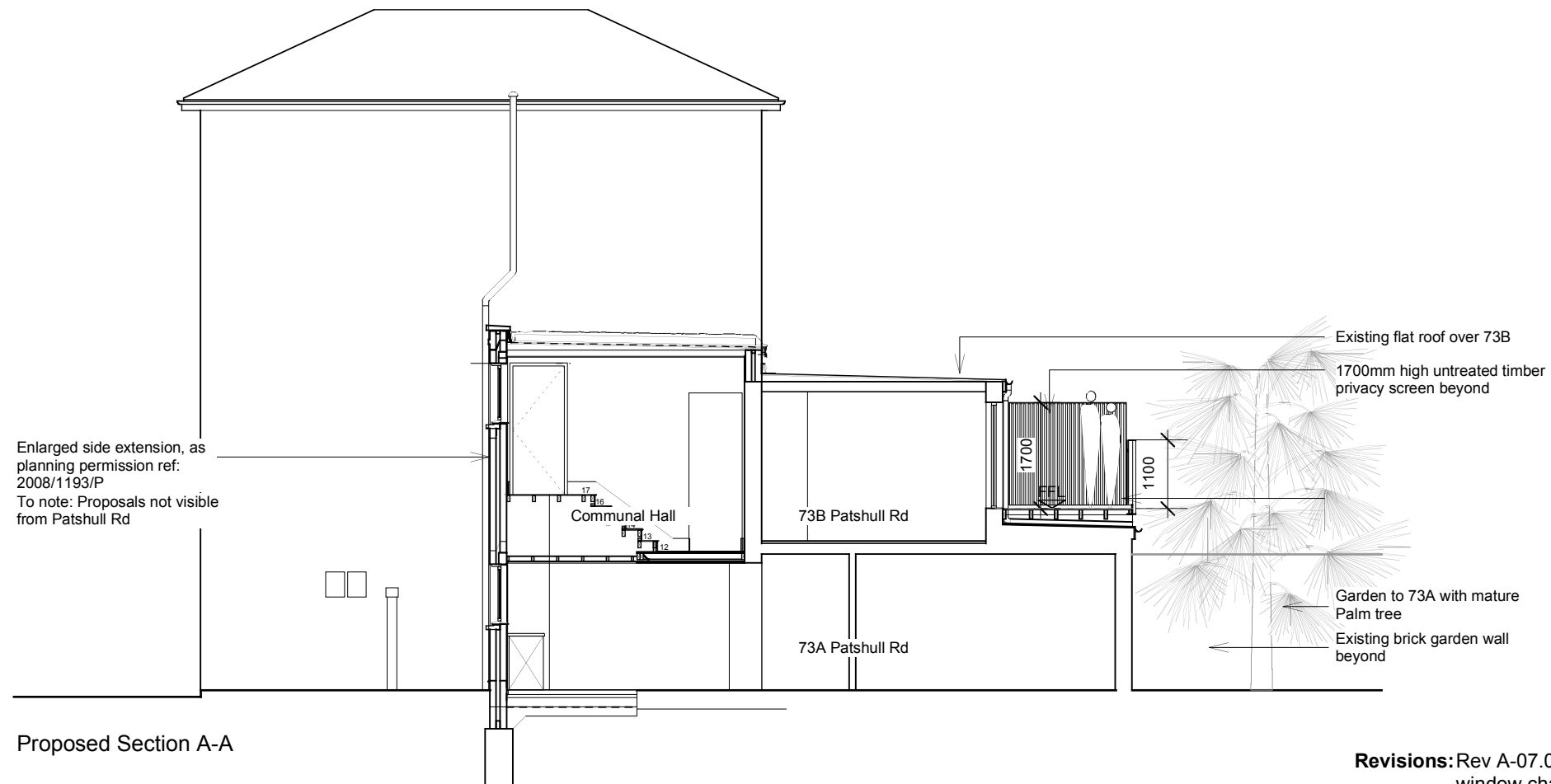
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Drawing no.:
120.PL.02

Rev:
A



Existing Section A-A



Proposed Section A-A

Revisions: Rev A-07.05.09 - Side privacy screen extended, front privacy removed, window changed to timber following discussions with planning officer.

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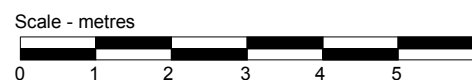
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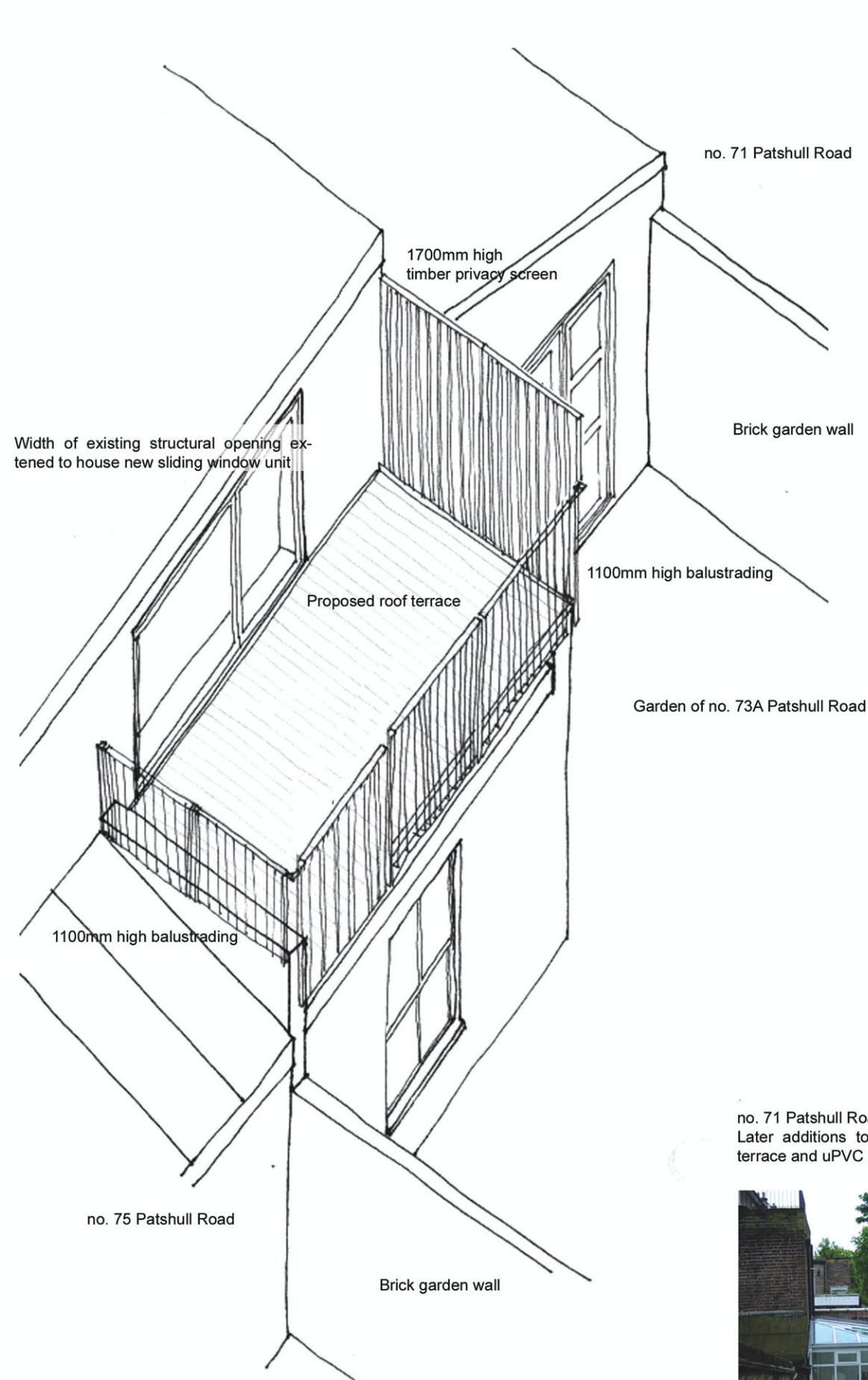
Drawing: Proposed Section A-A

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Drawing no.:
120.PL.03

Rev:
A





Sketch Axonometric of proposed roof terrace



Roof terrace to no. 71 Patshull Rd



Roof terrace to no. 77 Patshull Rd

Roof terraces to no. 91 & 95 Gaisford St



Timber screens - providing privacy whilst maintaining transparency



Mature Palm tree located within no. 73A Patshull Road garden

no. 71 Patshull Road
Later additions to building - high level roof terrace and uPVC conservatory

no. 75 Patshull Road
Beyond high level roof terrace to no. 77 Patshull Rd



Photomontage - Panoramic view from proposed location of roof terrace

Background

The front section of the first floor property has been converted into a self contained one bedroom flat. Planning permission (ref: 2008/1193/P) to enlarge a small side extension has been obtained. This will enable the currently separate back room to be connected to the rest of the flat. This application is for the creation of a roof terrace on the existing flat roof of 73A Patshull Road and the enlargement of the existing window opening.

Precedents

The majority of buildings on Patshull Road and Gaisford Street have been extended in a piecemeal fashion into side alleyways and rear gardens; many too have been sub-divided into flats. This development has resulted in a stepped section from the original house down to gardens at ground level. This has resulted in many flat roofs being converted into roof terraces, as such existing window openings have been altered to provide easy access and enhanced views to the terrace beyond. Photographs adjacent show existing roof terraces visible from the existing flat roof of 73A.

Form & Materials

The roof terrace deck will sit free of the flat roof to ensuring its continued integrity. Balustrading will surround the deck up to 1100mm above FFL. Panels are to be framed with mild steel angles and infilled with mild steel vertical flats, in keeping with the balustrading to the roof terraces to other properties within the vicinity. All will be paint finished in grey. A timber privacy screen is proposed for the South Elevations to a height of 1700mm above FFL; there width will be approximately 1100mm. They will be framed in mild steel angles and infilled with untreated vertical larch battens, which will weather back to a natural silver grey colour. The privacy screens will ensure that there are no overlooking issues to the garden of no. 73A - where a mature Palm tree also helps screen the terrace and also to minimise overlooking to no.71. The existing window on to the flat roof will be removed and the structural opening increased in width providing easier access to the terrace and enhanced views on to the new green space. A new timber sliding window will be installed, frame to be finished in standard grey RAL.

Revisions: Rev A-07.05.09 - Side privacy screen extended, front privacy removed, window changed to timber following discussions with planning officer.

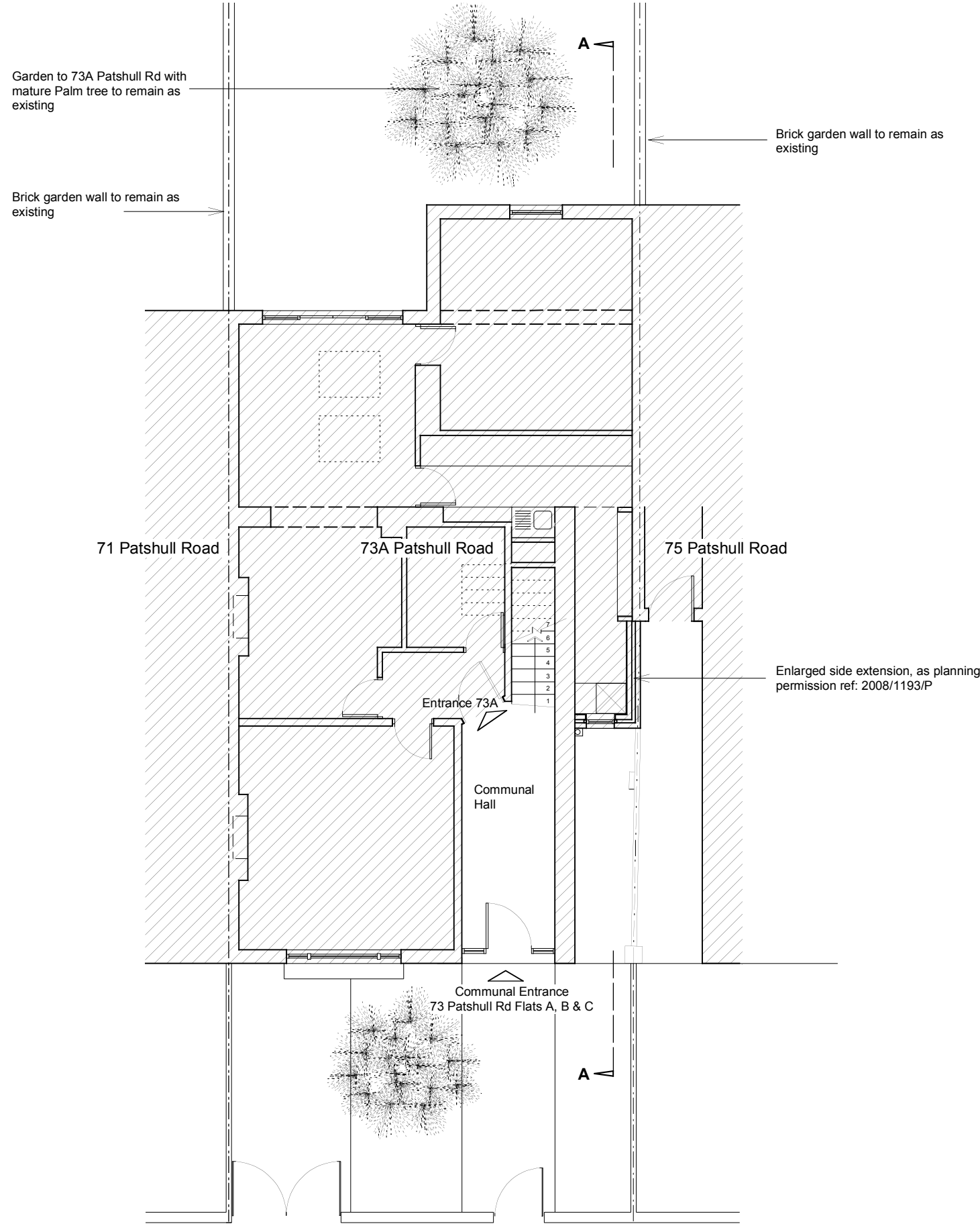
White-Sharman Brown Architects

Project: Proposed New Roof Terrace
Address: 73B Patshull Road, London NW5 2LE

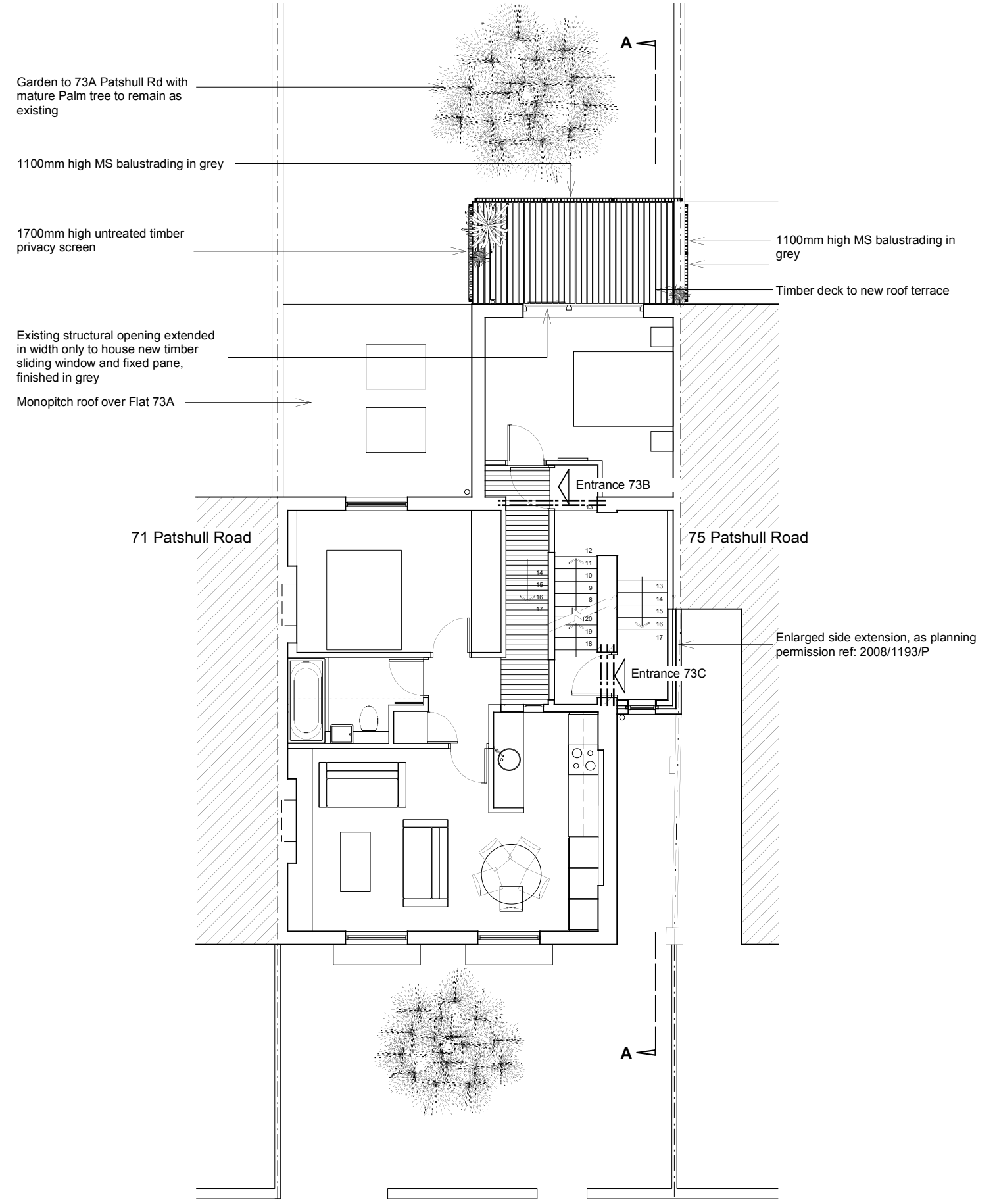
Drawing: Design & Access Statement
Scale: NTS@ A3

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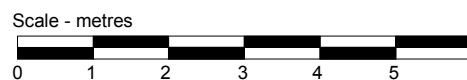
Drawing no.: 120.PL.04
Rev: A



Proposed Ground Floor Plan



Proposed First Floor Plan



Revisions: Rev A-07.05.09 - Side privacy screen extended, front privacy removed, window changed to timber following discussions with planning officer.

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Project: Proposed New Roof Terrace

Drawing: Proposed Ground & First Floor Plan

Address: 73B Patshull Road, London NW5 2LE

Scale: 1:100 @ A3

Drawing no.: 120.PL.01
Rev: A