

**DESIGN AND ACCESS STATEMENT**  
**FOR NEW TERRACE RAILINGS AND GLASS PRIVACY SCREEN**  
**TO THE EXISTING REAR ROOF TERRACE**  
**AT**  
**FLAT 3**  
**8 MANSFIELD ROAD. LONDON. NW3 2HN**  
**11 OCTOBER 2015**

Submitted by:

**GREEN ARCHITECTURE**

4 JEFFREY'S STREET

LONDON

NW1 9PR

07941 118819

## LOCATION

8 Mansfield Road London. NW3 2HN is a predominantly residential street in the London Borough of Camden. The street is made up of terraces of three storey Victorian houses with rear two storey flat roofed extensions. The area was developed between 1879 and 1882 when the north side of Mansfield Road and the adjoining streets were built by William Turner. Originally built as a single family dwelling house it was divided into three self contained flats in approximately 1987.

## CONSERVATION AREA

Mansfield Road lies within the Mansfield Road Conservation Area, which was adopted by Camden Council in December 2008

## PROPOSAL/DESIGN

The existing roof terrace occupies the back half of the flat roof of the original rear two storey rear extension. It is for the sole use of the occupants of Flat 3 and accessed through glazed double doors from the staircase within the flat. The present roof terrace is boarded with reconstituted timber tiles – see site photos in drawing 875 XL-01 (P1) and also in drawing 875 XL-02 (P1) There are numerous plants around the perimeter of the roof but no guarding or privacy screening. The waterproofing layer to the roof terrace - mixture of roof felting and asphalt repairs has started to fail and needs replacing together with the boarding and support joists.

This application proposes to refurbish the existing terrace by adding guarding and privacy screening. It is proposed to remove the present concrete copings and raise by two brick courses the existing perimeter walls in reclaimed London Stock bricks in brick bonding and pointing to match the existing walls. The new brickwork will be overlaid with a damp proof course lapped in turn over a new single ply roofing membrane and new supporting structure and new terrace decking. The damp proof course will be capped on three sides of the terrace with new cast stone once weathered coping stones in 'portland' Into the new coping stones will be set black powder coated steel railings at a maximum height of 1100mm above the finished surface of the present terrace – this is in compliance with the Building Regulations Part K 'Pedestrian Guarding' To the terrace face of the new railings permission is sought to install translucent glass screening bolted back to the railings – this will be in 19mm toughened and laminated glass. This will provide privacy for the users of the terrace and vice versa for neighbours whilst still allowing sunlight and daylight through. In addition it will act as a sound barrier. See submitted drawings 875 PL-01 (P1) and 875 PL-02 (P1) showing respectively a plan of the roof terrace railings and screening and a section and elevation showing the proposed heights and form. Below is an example of similar type of railing and translucent glass screen on top of a low terrace wall.



**ACCESS**

There will be no change to the access to the property.

END

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