

Roz Barr Architects



Proposed Roof Terrace- Further Information

Updated drawings with the revised design and further information for the planning application relating to:

41b England's Lane, London, NW3 4YD

January 2015

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Roof Terrace

The roof terrace would be at the rear of the property, out of view from all surrounding streets, and located on top of the existing flat roof of the second floor. A new metal balustrade would sit on top of the parapet around the terrace, with access from the third floor provided through a new timber framed glazed door. The proposal will follow the precedent of four other properties along its row- including the neighboring one- that already have roof terraces of a character similar to that of the proposed.

The proposal has been revised in response to the comments regarding the balustrade height and brickwork. The design of the brickwork has been changed to match that of the neighboring properties. Furthermore, the balustrade has been lowered to 875mm, sitting 1100mm from the new FFL of the roof terrace. Due to the height of the existing FFL of the roof- which seems to have previously been rebuilt and raised- the balustrade would be higher than those of the neighboring properties.

Although different in height, the lowered balustrade along with the revised design of the brickwork seeks to better replicate the look of the neighboring roof terraces.

Site



Neighboring properties with existing roof terraces



Rear view of 45 England's Lane



Rear view of 41 England's Lane



41 England's Lane

Higher roof level than neighboring properties

Existing Rear Elevation



47 England's Lane 45 England's Lane 43 England's Lane 41 England's Lane

Existing Rear Elevation
1:100 @ A3

Revised Proposed Rear Elevation



47 England's Lane 45 England's Lane 43 England's Lane 41 England's Lane

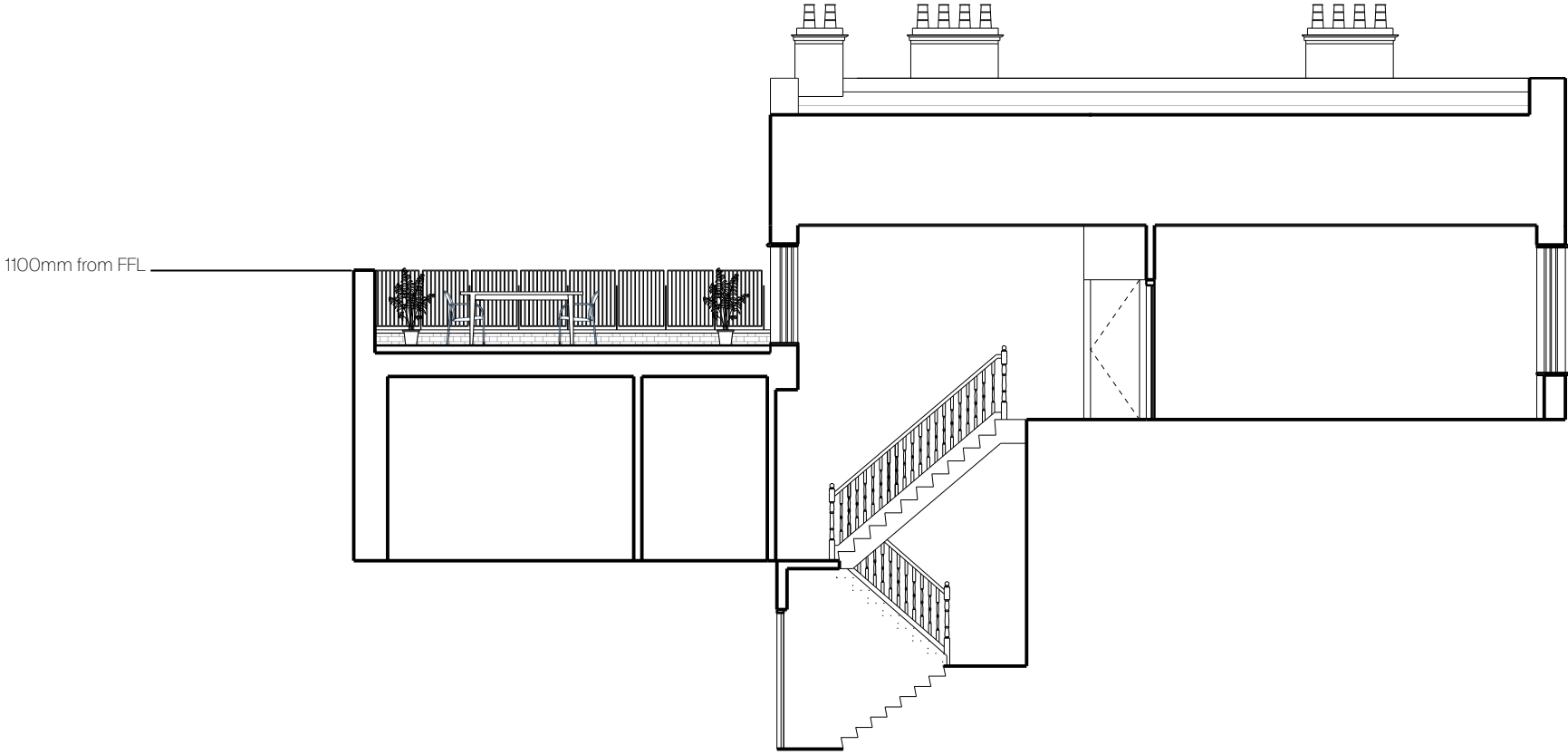
Revised Proposed Rear Elevation
1:100 @ A3

Revised Proposed East Elevation



Revised Proposed East Elevation
1:100 @ A3

Revised Proposed Section AA



Revised Proposed Section AA
1:100 @ A3

The revised proposal has brought the balustrade down to a level of 1100mm from FFL. However, due to the FFL of the existing roof, the level of the balustrade would be slightly higher than those of the neighboring properties.

The balustrade has been lowered to 875mm, sitting 100mm from the new FFL. Due to the height of the existing FFL when the new timber decking is laid the balustrade would have to sit slightly higher than that of the neighboring properties. However, through lowering the level along with the revised design of the brickwork, as seen in the elevations, the design seeks to replicate that of the neighboring roof terraces.

