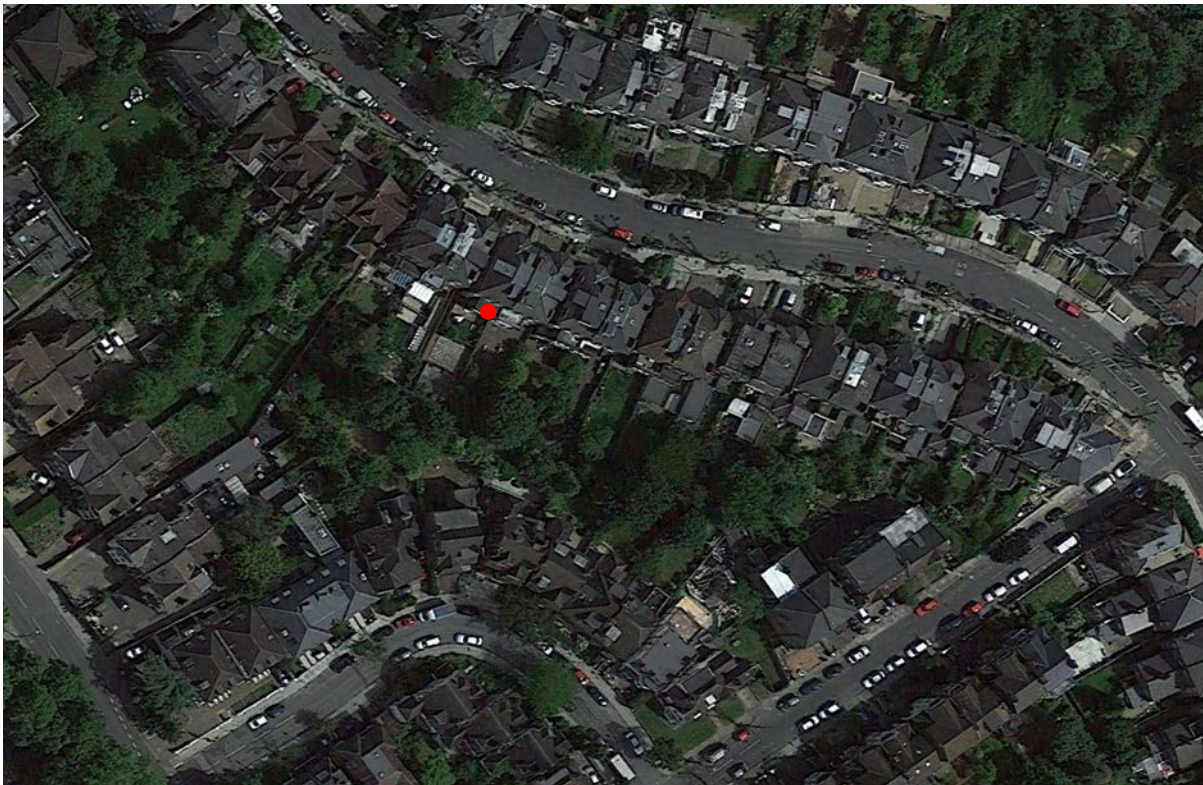


# Design and access statement

Project:	Transform flat roof to roof terrace
Address:	86C Fordwych Road, Kilburn, London NW2 3TJ
Client:	Mr. Johannes Siemerink
Contact:	<a href="mailto:info@siemerink.co.uk">info@siemerink.co.uk</a> 07986 801912
Date:	5 July 2017

## Summary:

Use of an existing flat roof to create a roof terrace for the first floor flat, including repair and (minimal) raising of party wall between properties, metal railing, wooden decking and a privacy screen/fence. In addition, an alteration of one of the existing rear windows to French doors to provide access to the roof terrace.



Location of proposed roof terrace.

## Planning precedent

A precedent for roof terraces exists within the local area (both with and without direct adjoining properties) with a number of approvals granted over the last few years.

You will find a selection of these approvals, all located on Fordwych Road, in the table below:

Address	Description	Reference	Date
22 Fordwych Road	Creation of rear roof terrace within pitched roof of projecting wing and French doors at second floor level to residential flat.	2009/2136/P	26/06/2009
28C Fordwych Road	Erection of inset terrace to existing pitched roof to rear extension including new French doors to existing flat at second floor level.	2008/4690/P	01/12/2008
45C Fordwych Road	The removal of side raised parapets, erection of metal railings and replacement of a window with a door to facilitate the use of the flat roof of the existing 2-storey extension as a terrace to the 2nd floor flat.	2005/4360/P	16/12/2005
57 Fordwych Road	The erection of metal railings and timber screens to the roof of an existing flat roof single storey rear extension to form a terrace to the first floor flat, including the replacement of a window with French doors at rear first floor level.	2004/3784/P	13/10/2004
93B Fordwych Road	Retention of balustrading/decking to rear first floor level flat roof in connection with its use as a terrace and replacement of window with door in connection with the existing first floor flat.	2009/2285/P	06/07/2009
99 Fordwych Road, Flat 2	Erection of a metal balustrade at rear first floor level to facilitate use of roof (part) as a terrace in connection with the existing first floor level flat.	2008/2982/P	11/11/2008
112 Fordwych Road First Floor Flat	Retention of works to the roof of the raised single storey rear extension in connection with use as a roof terrace, plus erection of a privacy screen to the south eastern boundary for existing flat at first floor level.	2006/2445/P	24/10/2006

116C Fordwych Road	Creation of roof terrace at rear second floor level to existing flat (Class C3), with metal balustrading and glazed privacy screen, and replacement of existing sash window with French door.	2010/2718/P	02/08/2010
22 Fordwych Road	Use of an existing flat roof as a roof terrace to the first floor flat, including timber decking, metal and timber balustrading and a privacy screen. Additionally alteration of two existing rear windows to French doors to facilitate access to the roof terrace.	2011/0669/P	29/03/2011
88 Fordwych Road	Use of an existing flat roof as a roof terrace to the first floor flat, including metal balustrading and a privacy screen. Additionally a possible alteration of one existing rear windows to French door to facilitate access to the roof terrace.	2014/4546/P	09-09-2014



## **Proposed design. Layout, Scale & Appearance**

Design - please read in conjunction with drawings. The existing rear elevation to the building can be seen in the photograph below:



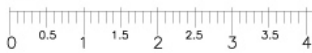
The existing parapet is going to be 100mm higher than the finished floor level (FFL) of the proposed roof terrace, requiring only one step at the threshold of the proposed French doors.

The plan allows for raised composite decking tiles with anti-slip qualities.

A new metal balustrade will be located on the perimeter of the roof terrace measuring 1150mm from the deck, slightly higher than the mandatory height (of 1100mm), to comply with building regulations.



A3



86 FORDWYCH ROAD  
LONDON NW2 3TJ  
SCALE 1:50

PLAN PROPOSED  
DRAWING 4/7

In addition to the balustrade, privacy is maintained between the proposal and the adjoining property (84 Fordwych Road) by a wooden slatted privacy screen located at the boundary (just inside the party wall dividing the 2 existing flat roofs).

A structural survey has suggested repairs to the party wall side of the rear flat roof. There is combination of asphalt and render applied to the masonry below, render has been applied as a patch repair. These coatings are beginning to fail in numerous areas and will be repaired. We will increase the height of the party wall from 480mm to 700mm of the wall as part of this work.

The privacy screen will incorporate plants to prevent further visual intrusion and softening its external visual impact. The privacy screen is to be approximately 1800mm high from floor level to prevent any means of looking across to the neighbouring property and are in compliance with development plan policies DP26 (Managing the impact of development on occupiers and neighbours).

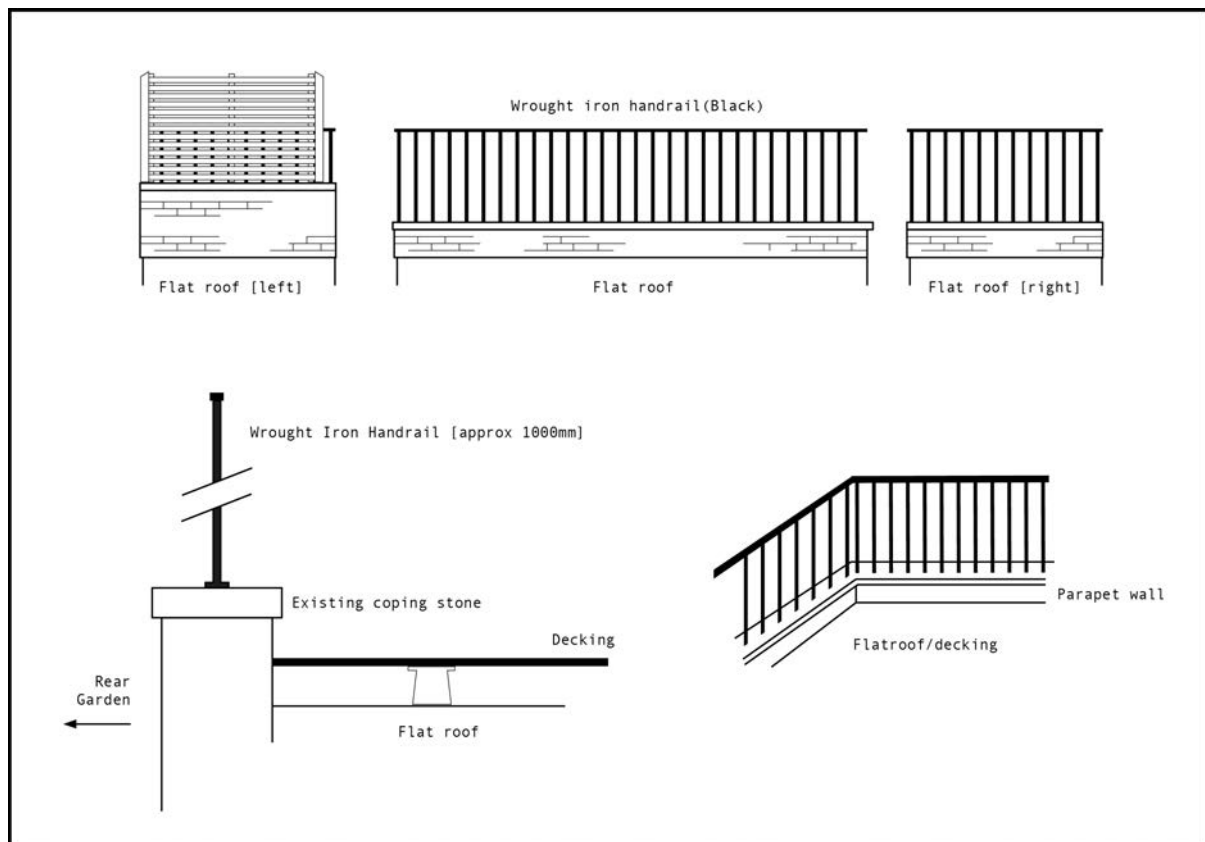
We have also studied Camden Planning Guidance 2006 for further guidance on balconies and terraces to ensure that privacy screen will prevent an unreasonable amount of additional overlooking into any habitable rooms or the gardens of neighbouring properties. The proposed screen is slatted so it will let some sunlight (and wind) through. Considering the height of the screen and relative position to the neighbouring window we avoid any loss of sunlight/daylight to habitable rooms of neighbouring properties.

Due to precedence of a similar wooden privacy screen and handrail at 78C Fordwych Road and its similarity in design, it is unlikely to have an adverse effect on the townscape or character of the building as a result of being visually intrusive or of an unsatisfactory design.

Privacy to the alternate neighbouring property (88 Fordwych Road) is not determined to be a problem with that property staggered in plan such that the view from the roof terrace is a blank flank wall - no windows to habitable rooms are visible.

Additionally it can be noted that the distance from the proposed roof terrace and properties backing onto 86 Fordwych Road, is considerably large and exceeds Camden's Planning Guidance - see drawing, site location plan. The flat roof is accessed via the bedroom (1) of the first floor flat. It is a typical room for a property of this age and has high ceilings. The other window in the bedroom will be replaced and matched with the existing external window arrangements of the rear facade.

The design has also taken on board the requirement for high quality design within the Borough of Camden and has been developed in conjunction with development plan policies for DP24 (Securing high quality design). The submitted design can be seen in the proposed application drawing below. The parapet wall of the projecting extension is very low and therefore a balustrade will be required. The plan proposes a railing with a minimum height of 1.1m in order to meet building regulations standards .



## Materials

A simple palette of natural coloured metal have been selected for use in the balustrading and handrail.



The privacy screen is a slatted bevel edged fencing panel is constructed from 45mm x 18mm Clear grade Western Red Cedar battens with a gap size of 7mm. The front edge of each slat has a bevel that allows water to drain and sunlight to pass through.

The decking will be Dura composite tiles (charcoal).

I trust the submitted drawings and Design & Access report are sufficient for determining the application, if you require any further information, please do not hesitate to contact me.

Johannes Siemerink. 07986 801912