# PHILIP MICHAEL ROYS CHARTEREDARCHITECT RIBA

# 2B FALKLAND ROAD, KENTISH TOWN, LONDON NW5 2PT

# Telephone 020 7284 1907

# Email [philip.roys@btinternet.com](mailto:philip.roys@btinternet.com)

**---------------------------------------------------------------------------------------------------------------------------**

**Design & ACCESS STATEMENT DOCUMENT - PMRCA/90/RPA-907A-DA**

**DEVELOPMENT: Retrospective Full Planning Application for installed guarding system with roof access hatch to the flat topped mansard third floor roof accommodation:**

**LOCATION: 90 C Torriano Avenue, Kentish Town, London NW5**

**--------------------------------------------------------------------------------------------------------------------------**

**DETAILS OF EXISTING PROPERTY:**

**Ownership of Building / Land** - The Flat residential accommodation is on the first, second and third floors with communal ownership of the ground floor entrance hall / stairs and street main entrance door. The property is owned by the Client, James Williams.

**RETROSPECTIVE FULL PLANNING PERMISSION APPLICATION:**

The existing slate grey grp flat roof topped slate mansard roofs with lead dormer windows front and back encloses the third floor accommodation.

In order to ensure safe accessible maintenance can be gained to the flat roof topped mansard the Owner has installed vertical slatted timber rails with a timber handrail system, finish colour anthracite, to provide perimeter roof maintenance guarding.

A roof lockable access hatch installed with folding ladder to access the flat roof provided for the maintenance use only.

The guarding system finish colour matches the mansards slate colour and dormers.

The street vision sight line from the opposite pavement level to Torriano Avenue shows only a visible 375mm height of guarding – see attached drawing No.7-Revision 01.

From the centre of the road back to the adjacent pavement the guarding is not visible

The guarding in my opinion matches the profile and colour of a traditional mansard topped roof.

**DATED: 28th May 2019. SIGNED: Philip M Roys**