

8th July 2019
Our Ref: DC/dc/818.9

29 Old Gloucester Street, London WC1N 3AS

**APPLICATION FOR REMOVAL OR VARIATION OF
A CONDITION FOLLOWING GRANT OF PLANNING
PERMISSION: Namely: to Vary Condition 3 (Approved
Plans) to Substitute Revised Plans to Approve the
Construction of a Roof Terrace.**

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Brief Design & Access Statement:

1. The application proposes a roof terrace constructed on the flat roof over the fourth floor of the building. This will be for the benefit of Apartment 3 of the approved scheme of conversion of the building into 3 dwellings.
2. The apartment has accommodation at third and fourth floors of the building, with the bedrooms on the lower level and living spaces above.
3. Access to the terrace is provided by a staircase rising from the head of the internal stair which gives access to the fourth floor level. At the head of the stair access to the terrace is provided by an electrically operated flat glass rooflight, raised 1100mm above the flat roof level, opening towards the party wall. Across the head of the stair, a glazed side hung access gate opens towards the party wall to provide level access to the terrace itself. The party wall brickwork is raised to complete the enclosure of the south west side of the terrace. A pitched, lead clad roof and side enclosure to the terrace stair supports the flat rooflight and the access gate.
4. The roof terrace, which has a useable area of 18.5 sq.m, is set back 400mm from the top edge of the north east facing mansard roof face enclosing the fourth floor, minimising any visual impact in views from the street below. A clear glass balustrade rising 1100mm above the terrace level is supported on aluminium posts set behind the line of the glass.
5. On the north west boundary, a similar arrangement is proposed with No 28 Old Gloucester Street. The neighbouring building is one storey lower than No 29. The terrace balustrade is again of 1100mm clear glass on aluminium support posts, set behind the party wall between the properties to allow for the possible future extension of No 28.
6. The fourth side, facing south west is also enclosed with glass panels supported on aluminium posts. However, this is raised to a height of 1800mm above terrace level to acknowledge the relative proximity of the flats in Ormond Mansions, which are approximately 23m from the proposed terrace. This will preclude any inter-visibility between the terrace and the adjoining dwellings.
7. As can be seen from the photographs accompanying the application, there are existing high level terraces overlooking Old Gloucester Street, both the north (Photo5) and to the South (Photo 6). The building opposite the site is in non residential use.

David Corley Architect