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**Design & ACCESS STATEMENT DOCUMENT - PMRCA/90/RPA-907A-DA Revision -02**

**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**

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**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 that the removed front guarding, reduced site guarding and a new lightweight aluminium black painted railing system installed to new setting out position ensuring not visible from street level pavement to provide safe roof maintenance guarding). – see attached drawing No.7-Revision 03.

The flat elevation drawings to the frontage and rear show the guarding. However at street / ground level the guarding is not visible.

The new railings are aluminium 6063-T5. System comprises 38 x 25 rectangular hollow section top and bottom rails. Uprights 50 x 50 square hollow sections. Intermediate rails 16 circular hollow sections.

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