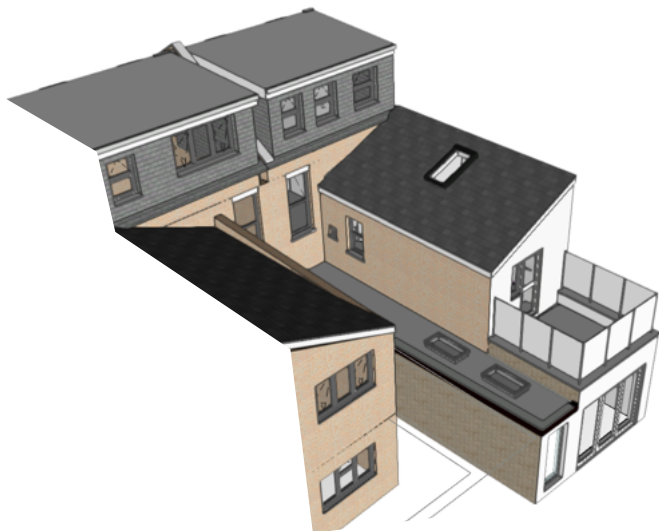




MAR No. 1B Marlborough Road
1B Marlborough Road, London. N228NB

Design and Access Statement

Rev P1

11.06.2023

Introduction

Read in Conjunction with the Planning Drawings:

MAR-001	Location Plan
MAR-002	Existing Site Plan
MAR-003	Existing Plans
MAR-004	Existing Elevations and Sections 1
MAR-005	Existing Elevations and Sections 2
MAR-012	Proposed Site Plan
MAR-013	Proposed Plans
MAR-014	Proposed Elevations and Sections 1
MAR-015	Proposed Elevations and Sections 2

Summary

Existing first floor flat roof to be converted to roof terrace. Balustrading to a height of 1500mm above deck level with obscured glazing to be installed to all sides to prevent overlooking and enable privacy in the applicant's flat. Existing glazed panel to the external door to be removed.

There will be no increase in internal floor area to the flat. The external private amenity space will have an area of 8m²

Planning History

Planning History of the site

28/7/1986

16/7/86 Conversion into two self-contained flats.

16/3/2016

HGY/2016/0173

Proposal

Erection of single storey rear extension

21/4/2016

Application Reference

HGY/2016/0777

Proposal

Formation of a rear dormer roof extension and installation of two roof lights to front roof slope

Planning Policy

Conservation Areas

Name: Bowes Park; policy: CSV1

Article 4 direction - HMOs, Area Ref: HMO, Name: East of the Borough
designation: Article 4 Direction for HMO's, DM DPD (policy: DM17)

Family Housing Protection Zone

Area Ref: FHPZ1, Name: East Haringey, designation: Family Housing Protection Zone, DM
DPD, policy: DM16

Critical Drainage Area, name: Critical Drainage Area

designation: Critical Drainage Area, DM DPD (policy: DM26)

Review

The flat roof outside the existing kitchen to 1B Marlborough Road roof was approved in planning application HGY/2016/0173. The previous owner of 1B Marlborough Road had created a door that allowed access to the roof terrace, but the terrace had not been approved as a terrace. A notice was served by Haringey Planning authority requiring the owner to install a Juliet balcony glazed balustrade panel to prevent access to the flat roof outside their kitchen. This has been installed by the Applicant.

As freehold issues concerning the roof have now been resolved, the applicant would like to apply for the area of flat roof to become a roof terrace for their flat. By surrounding the 3 sides of the terrace in balustrades with obscured glazing the privacy of neighbours and the applicant's privacy could be preserved.

These works would not be visible from the street, so would not have a detrimental effect on the Bowes Park Conservation Area.

This would also ensure that the property would meet the requirements for private amenity space in the London plan.

There are a number of precedents close to 1B Marlborough Road, these are explored in this document.

The introduction of a terrace to the roof will not increase drainage issues to the site.

Precedents

There are a number of precedents of roof terraces close to 1B Marlborough Road, highlighted on the aerial photos below and overleaf.



**Upper flat to 65
Clarence Road**

Covered terrace to upper flat

1B Marlborough Road
upper flat

Upper flat to 24 Marlborough Road

Terrace to the upper flat and stair leading to the garden
photo above taken June 2023 from allotments

Upper flat to 30 Marlborough Road

Terrace to the upper flat photo above taken
June 2023 from allotments

**Marlborough
House,
40 Marlborough
Road**

Balconies to the flats
facing east



Aerial view from the east
Source: Google Earth 2023

Precedents

Marlborough House, 40 Marlborough Road

Balconies to the flats facing east (refer to aerial view from east)

Upper flat to 30 Marlborough Road

Terrace to the upper flat and stair leading to the garden (refer to view from the east)

Upper flat to 24 Marlborough Road

Terrace to the upper flat and stair leading to the garden (refer to view from the east)

1B Marlborough Road
upper flat
location of proposed terrace highlighted in green



Upper flat to 65 Clarence Road
Covered terrace to upper flat



Existing Site

The photos below show the current situation. There is a glazed balustrade fixed to the existing rendered wall. This forms a Juliet balcony and prevents access to the roof terrace.

There is an existing low parapet, approximately 300mm above the finish of the flat roof. There is a concrete coping on the 3 sides to the flat roof area.

1B Marlborough Road
upper flat
location of proposed terrace
highlighted in green



Photo of existing view from the garden of the ground floor flat to No. 3 Marlborough Road

1B Marlborough Road
upper flat
location of proposed terrace
highlighted in green



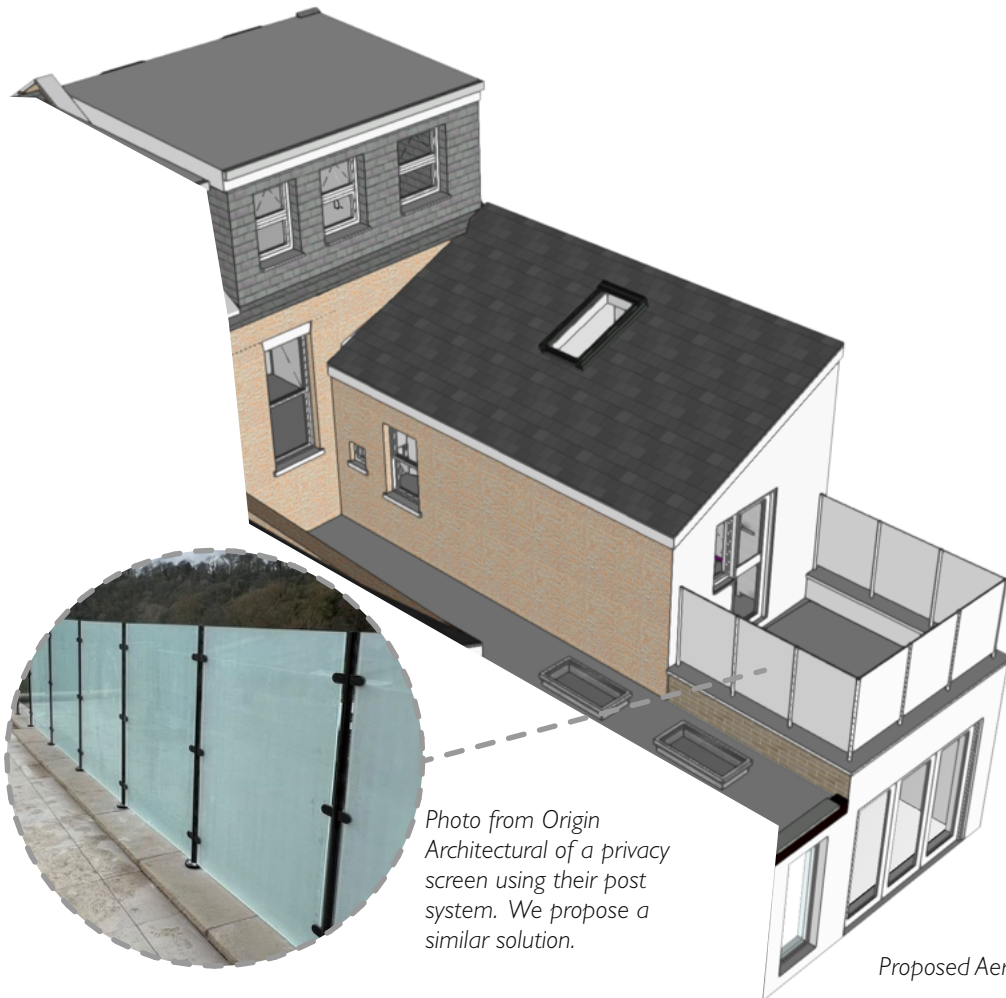
Photo of existing view from the garden of the ground floor flat to No. 3 Marlborough Road

Design Proposals

The proposals include the removal of the existing juliet balcony balustrade and the installation of a balustrade to all 3 open sides of the terrace.

The height to the top of the balustrade will be a minimum of 1500mm above the terrace level. It will be fixed to the top of the existing parapet coping, which is approximately 300mm above the terrace deck height. Therefore the glazed balustrade system will be 1275mm above the parapet height.

An example of a possible balustrade system is below.



Acoustics

The terrace will be above the ground floor flat 1A and minimising the acoustic disturbance to the neighbours has been a consideration. A surface treatment will be added to the terrace to reduce Impact noise transmission and airborne noise transmission to the room below.

Trees

There are no trees on the site. The works will not reduce the biodiversity of the site.

Crime Prevention

The provision of the terrace deck will increase the applicant's privacy, and prevent their kitchen space being overlooked by neighbours.

Accessibility

The proposals have no impact on the accessibility of the dwelling.

Refuse Collection

The proposals do not impact the existing arrangements for the residential refuse collection. Waste bins are stored in the front garden space that is shared with Flat 1A.

James Pooley

architecture

james@jamespooleyarchitecture.com
www.jamespooleyarchitecture.com

55 Goring Road NI1 2BT
07881 585857