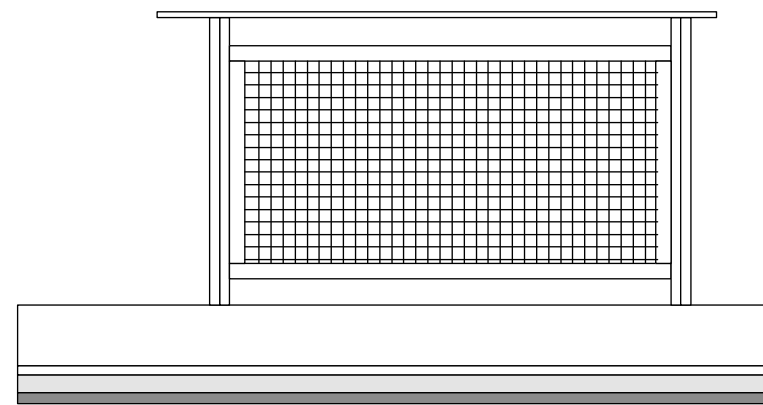
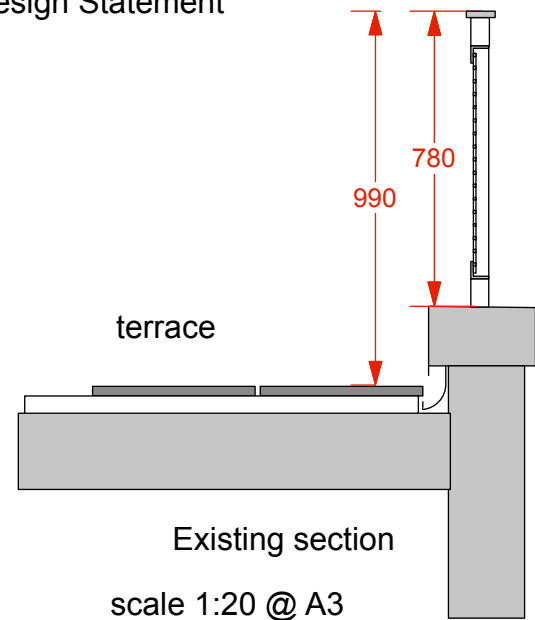


Design Statement



Existing internal elevation

scale 1:20 @ A3

The existing guardings are steel framed with mesh infill panels. These are not compliant with Part K of the Building regulations due to:

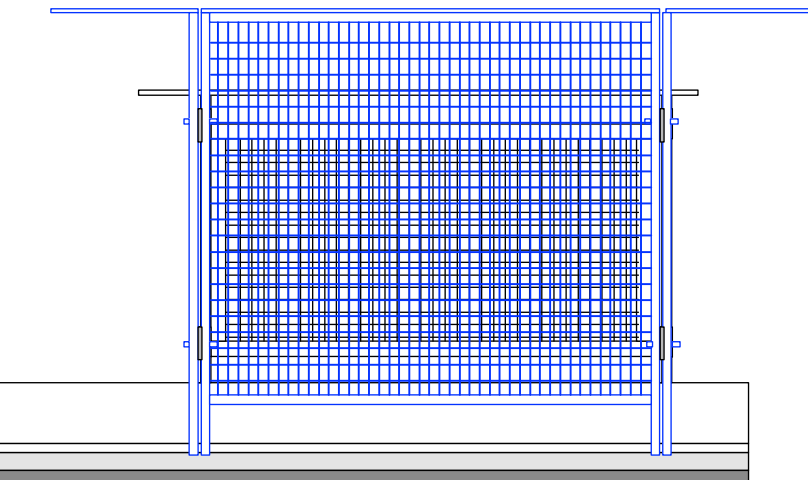
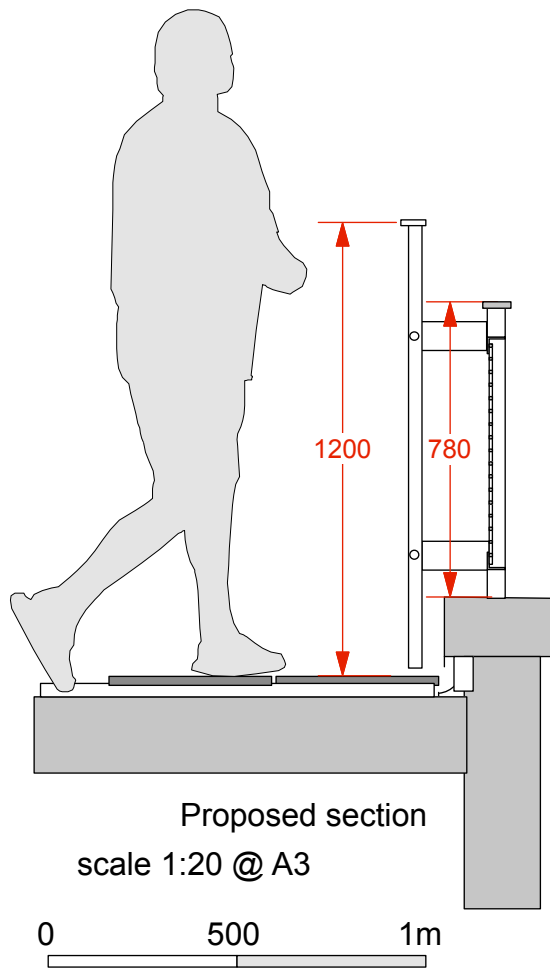
1. Overall height is under 1.1m at 990mm
2. The effective height is only 780mm due to the design that allows the parapet to be used as a step

The proposed guardings are mechanically fixed to the stanchions of the existing ones and set back, behind the existing guardings by 150mm so as to overhang the parapet and avoid it compromising the effective guarding height

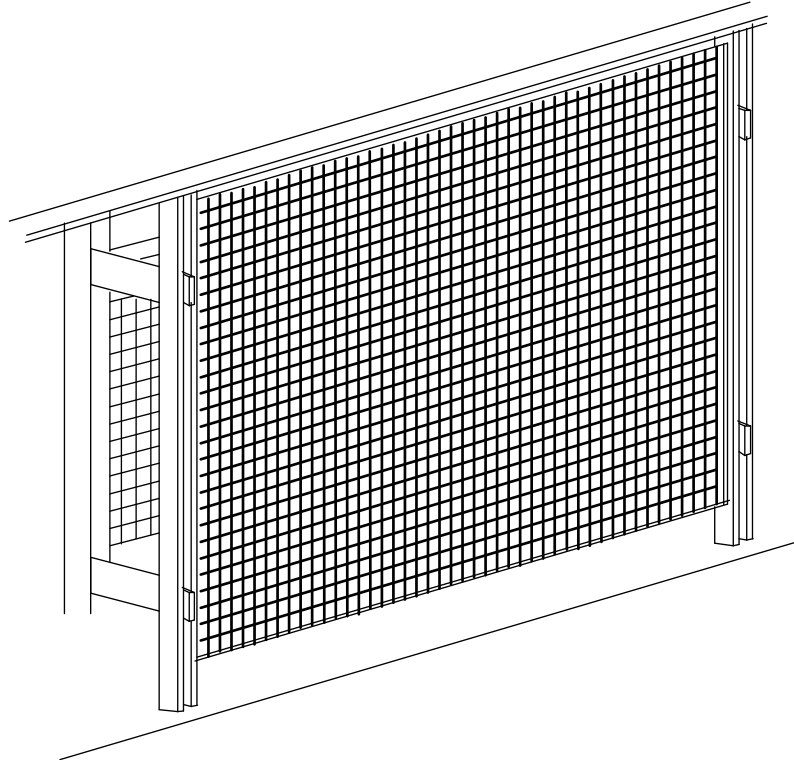
Due to the height of the roof terrace and some variability of roof levels (for drainage), the height has been set 100mm above the minimum (1200mm rather than 1100mm)

From the highway, the existing guardings would still be what is visible, the second row of guardings set behind with the same mesh would only affect the opacity by a small margin.

The set back of the higher, second row of guardings would be less apparent than a replacement guarding in the same location due to parallax diminishing the visible height. Replacement guardings would need to be 320mm higher if at a minimally compliant height in the current position - this would be much more visible than the proposal

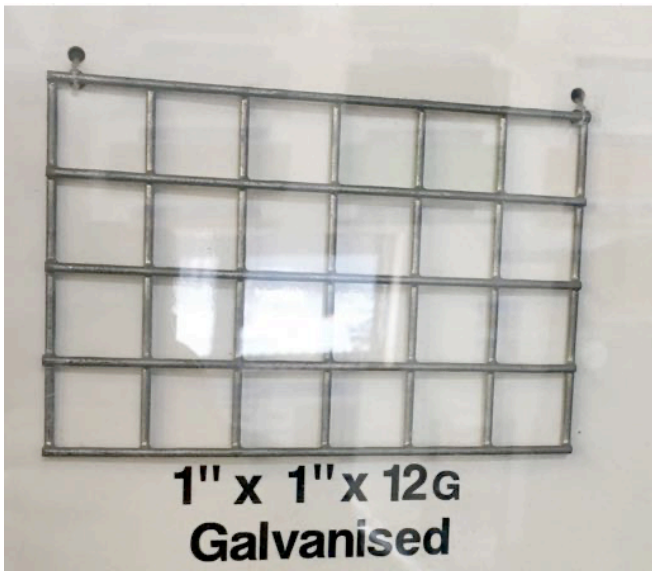


Proposed internal elevation

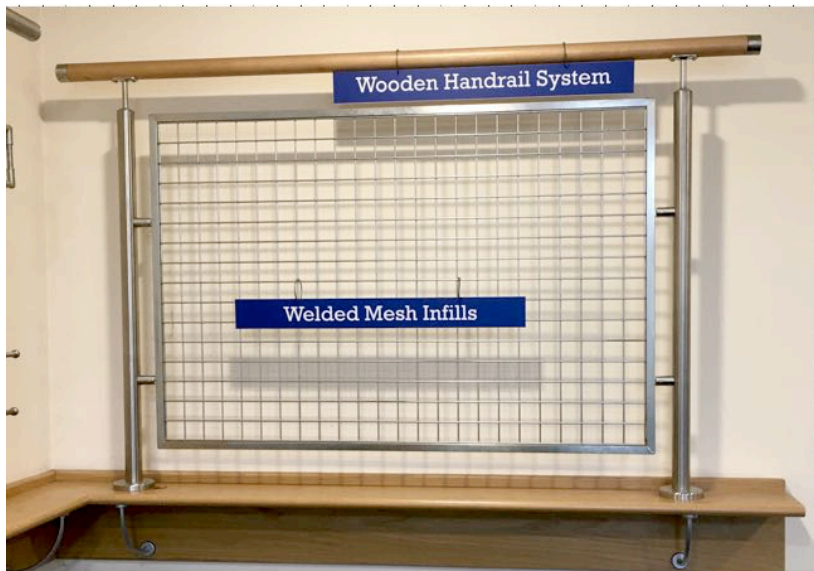


25mm mesh
set in a powdercoated
frame set back and
attached to existing
guarding structure

Note on access:
The proposal does not affect access on the terrace.
Remaining widths are sufficient for a wheelchair to navigate and door thresholds are unaffected
It should be noted that there is no lift access to this floor



Example of 25mm mesh to be used internally - matches existing exterior mesh



similar mesh panel (with timber top rail in place of flat plate steel)

Design Statement
17 Broadlands Lodge
Guarding upgrade proposal
for roof terraces

BL-12