

## DESIGN AND ACCESS STATEMENT

Flat 2 8 Rosslyn Hill London NW3 1PH

Flat 2 is a raised ground floor flat in a white stucco house situated on the north east side of Rosslyn Hill. It is the right hand semi-detached part of the pair of two groups of these houses and sits within a Conservation Area.

The proposal is to fit railings of 460mm high on an existing 540mm high parapet which encloses a small outside space which is used as a means of access to maintain the flank of the house including the soil stack which runs down the wall, across the deck and through the parapet wall.



This is more of a safety issue than anything else – the soil pipe is a trip hazard and the current parapet is too low to prevent falling. In fact the entire area is dangerous without a higher form of barrier. The railings are the least visually offensive means of enclosure.

The materials required are not extensive and there will be no adverse effect to the access while the works are being carried out.

prepared by  
Maze & Dean



26 May 2023