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## **Design & Access Statement**

Description of proposal:  
New safety balustrading to the front and rear of the existing roof.

### **INTRODUCTION**

This Design and Access Statement has been prepared on behalf of the applicants to accompany a householder application for planning permission to install new safety balustrading to the existing roof at 6 Perrin's lane.

This statement describes the proposal and the rationale behind the design, and should be read in conjunction with the application drawings.

### **THE SITE**

6 Perrin's Lane is a three storey terraced property within the London Borough of Camden, the house is located off of Hampstead High Street and is 3 minutes walk from Hampstead underground station. The house is composed of an original two storey brick facade with a later mansard roof extension added in 1976, the roof of the mansard is accessed via an existing stair and access hatch.





*View of the property from the street*

## **SITE HISTORY**

A previous planning permission was granted in 1992 for *'the erection of a stair case to give access to the roof terrace and erection of raised parapets and railings to enclose the roof terrace'*. Application reference: 9200151. Balustrade support brackets were installed to the front and back of the roof but the balustrade screens were never installed.



*Image showing existing balustrade support brackets*

## **USE & AMOUNT**

The existing building is residential use - a family dwelling over three storeys, the use of the property will remain as existing. No additional area will be created to the property however the balustrading will allow the residents to use the roof safely. It is intended to use the roof as it currently is, a roof garden for growing plants.



*Images showing some of the existing plants and sedum being grown*

## **AMENITY**

The house has a small and deep sunken light well to the north of the property which gets very little light at ground level. As the property has no ground floor garden the roof garden provides the residents with much needed amenity space, improved well-being and creates a rich environment for wildlife. There have been a number of government initiatives for green roof spaces to improve air quality, biodiversity and reduce carbon footprint.

## LAYOUT

The layout of the property will remain as existing.

## APPEARANCE

The proposed material for the balustrading is a simple black metal railing, this approach is intended to be sympathetic to the appearance and materiality of the area and will match balustrading found in the local neighbourhood.



*Image showing example of proposed black metal railing*



*Image showing local precedent of black metal railing as seen from the existing roof*



*Image showing local precedent of black metal railing as seen from the existing roof*



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*Image showing local precedent of black metal railing as seen from the existing roof*

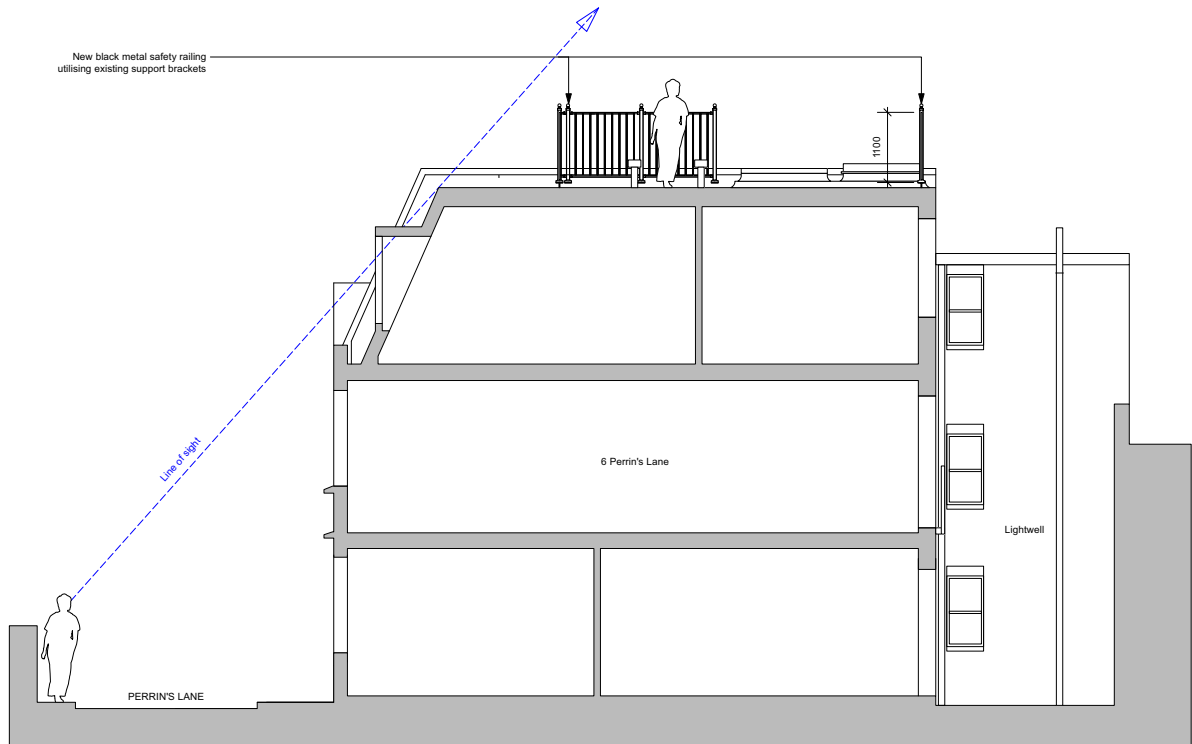
The proposed black metal railings will also be in keeping with the existing window box railings found on the front facade of the property. These have had a very positive response from both neighbours and passerby as they walk down the street.



*Images showing window box railings to the front facade of the property*

The proposals have been designed purposely so that they cannot be seen from the street below and therefore will not have a detrimental impact on the character of Perrin's Lane, this can be seen clearly on section drawing 24-008-10-200-P2.

During a site visit, Alex Bushell of Camden Development Management, checked the visibility of potential balustrades from even further back in Prince Arthur Mews. He confirmed that a regular height balustrade would not be seen from this location.



*Drawing 24-008-10-200-P2 showing section and line of view from the street*

## **ACCESS**

Access to the property and to the roof will remain unchanged.