

notes

Do not scale from this drawing.

This drawing is to be read in conjunction with Drawings 01, 02 and 04

Design Access Statement

Building

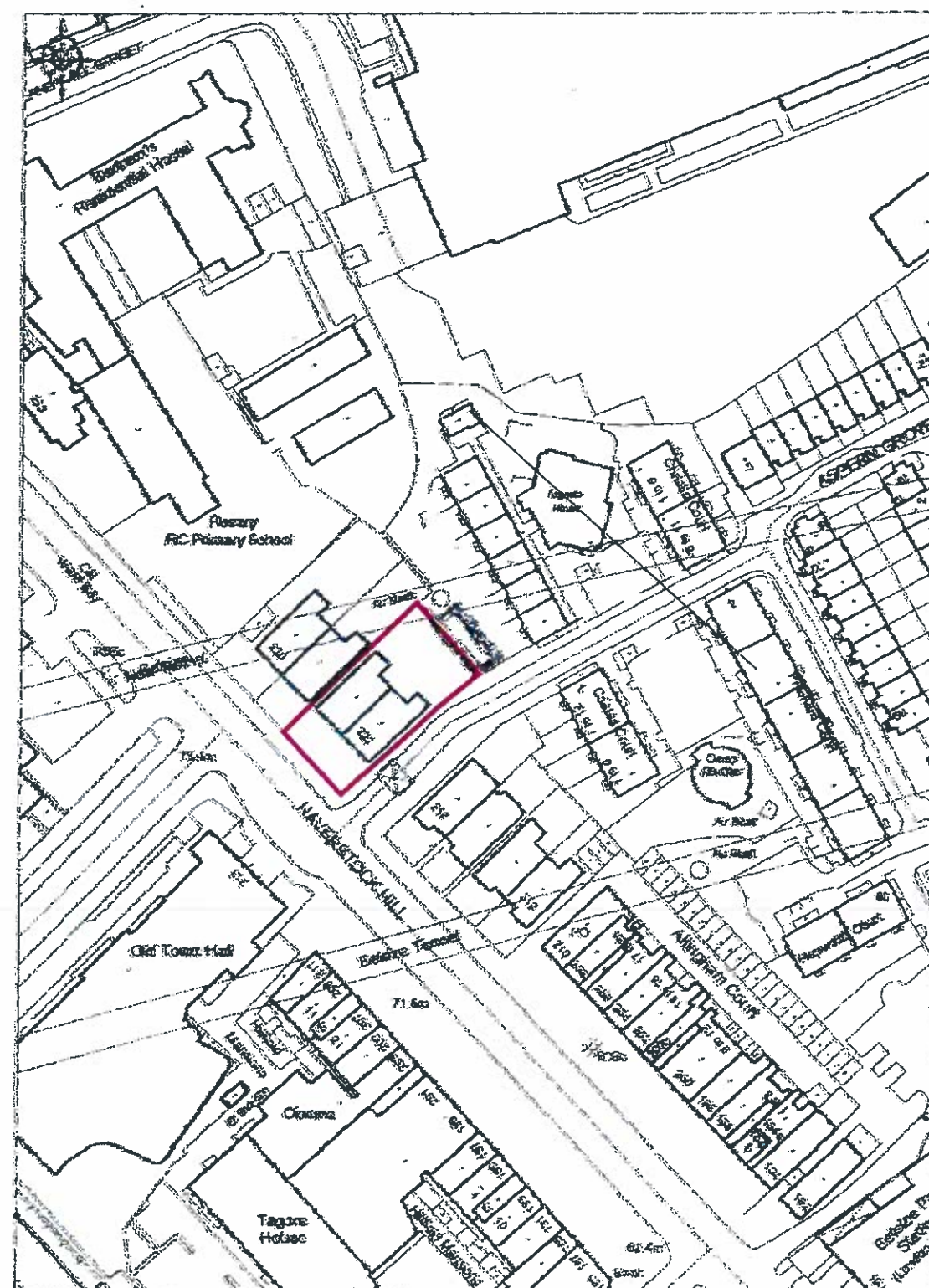
The property is located on a busy and significant road, being opposite the Public Library. The freeholder of the building is the London Borough of Camden. The First floor flats to the front of the buildings both have private balconies, which can only be accessed by the individual flats.

Existing

The balconies are located on the front elevation. The original balustrading to the balconies have both been replaced. Presently the balustrading is formed from 4no softwood posts, approximately 100mmx100mm, with a 70mmx70mm softwood hand rail, a 70mmx70mm softwood bottom rail and 45mm square softwood balusters at 150mm centres. The balustrading has deteriorated and is temporarily supported by a scaffold pole as part of emergency works to ensure the safety of the residents is maintained. The balustrading requires replacement.

Proposal

Our proposal is to replace the existing balustrading with mild steel balustrading, finished with black paint, to match the existing balustrading to No 228 Haverstock Hill. We believe the balustrading to No 228 is original and therefore it is the intention of our client, London Borough of Camden, to use metal balustrading that is sympathetic to the architecture of the building and in a style that is commensurate with the building's age. In our addition, our client believes that the matching metal balustrading enhances the façade and is therefore more in keeping with this significant road.



OS Plan

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Title
**Balustrading to First Floor Balcony
OS Plan and Design Statement**

Date
Jan 2013

Scale
1:1250@A3
Drawing No.
13693/04A