

DESIGN & ACCESS STATEMENT

Site Address: Heath Mansions, The Mount/Hampstead Grove, London NW3 6SN
Date: 15 December 2009
Applicant: Mr Henry Laniado
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Proposal: Installation of metal railings at perimeter of main flat roofs of building for the purpose of safety.

Design Process – The proposed works has been designed so that the new metal railings are sympathetic to and will be in keeping with the character of the building and the surrounding areas. The metal railings have also been designed to comply with Building Regulations to provide safety for access onto the roof.

Amount – The proposed works do not alter the size of the property.

Use - The existing and proposed uses will not be affected by the works.

Scale - As stated above, the proposal does not involve any additional floor space. The proposed railings together existing parapet walls will have an overall height of 1100 mm above finished decking level of the roof.

Appearance – The proposals will use materials in keeping with the design and character of the property and the area in which the property is situate.

Landscaping - Not applicable.

Access - The proposals will not have any effect on access to and from the building.

Deviation from accepted design guidance - We believe that all design features conform with contemporary design criteria.



Rudy Fattal BA MSc DipImp DipSurv MRICS
R D & D ASSOCIATES

15 December 2009

On behalf of Mr Henry Laniado