

Pastina Matthews Architects

DESIGN AND ACCESS STATEMENT

PROJECT: ALTERATIONS TO PENTHOUSE AT 13 LINDFIELD GARDENS, HAMPSTEAD, LONDON NW3 6 PX

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PAGE 1 OF 1

1. Site Location and context:

The application site is in Camden, located to the south side of Lindfield Gardens and in close proximity to the town centre of Hampstead. The application site is designated in the conservation area. The road traffic is low and with low traffic noise. Local public transport links are within walking distance including Hampstead Underground Station. Existing buildings on Lindfield Gardens are mainly period properties; the usage is predominantly residential.

2. Existing Use:

The Penthouse has residential use.

3. Design concept:

The proposal is for the replacement of the existing metal balustrade, which does not comply with the current Building Regulations, and replacement with a new glass balustrade, on the existing 2nd floor terrace.

The new glass balustrade is made up of five frameless glass panels with minimal supports and is 1100mm high from the top of the coping unit. The design of the new balustrade will meet Building Regulations.

4. External materials:

The new balustrade is made of 2 layers of 8mm toughened and laminated glass panels and the fixings are stainless steel bolts with 75mm diameter satin polished stainless steel discs.

5. Car parking:

There is 'on street' parking in Lindfield Gardens and the applicant has a residents parking permit.

ACCESS STATEMENT

The access into the flat is unchanged.