



**METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**

66 Bickenhall Mansions, Bickenhall Street, London, W1U 6BX.

Telephone: 020 7486 6675 Fax: 020 7486 7206

Email: jon.evans@mdclondon.com

Our Ref: JE/hlc/7277

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# Design and Access Statement

In support of a Planning Application for the construction of a metal balcony and new doors to the rear elevation at first floor level of

**22A & 22E EAST HEATH ROAD, HAMPSTEAD,  
LONDON, NW3 1AJ**

## **1 Location**

The proposed house is located in the London Borough of Camden on the South side of East Heath Road, towards the top of the hill. This is an area characterised by large residential properties (houses and flats) set adjacent to the Heath.

## **2 Use**

The property presently contains two part linked existing self contained residential flats over three levels, Lower Ground, Ground floor and First floors. The proposed balcony is for use in conjunction with the first and second floor maisonette.

## **3 Amount**

The proposed works will create no additional area.

## **4 Layout**

The design and positioning of the balcony is in keeping with the use of the building and is also in keeping with the other existing balconies to the rear of the building.

## **5 Scale**

The proposed balcony is to be 1.2m deep and 4.0m long. The balcony will have an open railing balustrade 1.1m high

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## **6 Landscaping**

No alteration to the existing landscaping is proposed. The existing mature planting around the property will limit the visibility of the proposed balcony from outside of the property.

## **7 Appearance**

The new doors are proposed to match those at the ground floor on the rear elevation. The detail of the balcony will match the existing metal balconies already existing on the property.

## **8 Access**

The proposed balcony can only be accessed from the first floor bedroom of the maisonette.

## **9 Lifetime Home Standards**

The threshold to the balcony from the bedroom will be flush to allow an obstacle free access.