

Design and Access Statement (including Heritage Statement)

Proposal: Installation of a new balustrade for the roof terrace.

Description of the existing site:

The site is a red brick detached house with three storeys. It was built c. 1910 and later converted into 4 flats, one on the ground floor, two on the first floor and one on the top floor. Please refer to the supporting document named "*Photograph of the front side of the house*".

The ground floor flat has an extension at the rear and a private garden. The ground floor flat also has its own entrance door at the front of the building, while the three other flats have a separate entrance, which is adjacent to it.

The roof is covered with tiles on the front side of the house. At the rear, the roof is flat and covered with bitumen.

The top floor flat has an access to the roof via stairs. Such stairs lead to a small room, which has a door opening to the flat part of the roof.

On this street, there are a couple of similar houses but some of them are semi-detached.

Design principle and concepts behind the proposed development / intended use:

We propose to install a new balustrade for the roof terrace, having a height of 112 cm at the rear of the house and 132 cm at the side of the house.

The aim is to have a more secure balustrade compared to the former one and comply with building control regulations.

Layout of the proposed development:

The new balustrade will encompass a part of the flat part of the roof. Please refer to the supporting documents regarding full measurements.

Scale of the proposed development:

The new balustrade will be 112 cm high at the rear of the house and 132 cm high at the side of the house. Please refer to the supporting documents regarding full measurements.

How public/private spaces will be landscaped in the proposed development:

N/A

Appearance of the proposed development:

The proposed balustrade is made of natural wood boards (oak).

How local context has influenced the overall design:

The design is minimalistic to lower the impact of the proposed development on the overall aesthetics and character of the surroundings.

Proposed access:

Due to the nature of the proposed development, no change will be made to the current access to the site and to the roof.

Heritage statement:

The site is located in the Redington Froggnal conservation area. The Redington Froggnal conservation area occupies an area of sloping land to the west and south west of the historic centre of Hampstead village. It forms a well-preserved example of a prosperous late 19th century and Edwardian residential suburb. The houses are predominantly large detached or semi-detached and display a variety of formal and free architectural styles typical of the late 19th century and early years of the 20th century. On the whole, these are built in red brick with clay-tiled roof.

Impact: Since the proposed development consists in the installation of a balustrade made of natural wood at the rear and side of the house on the flat part of the roof, its impact on the character of the site and its surroundings will be minimal.