

Job no. 177

**DESIGN AND ACCESS STATEMENT FOR
PROPOSED ROOF BALUSTRADE TO
3 HOLFORD ROAD, LONDON NW3**

GENERALLY

No.3 Holford Road is a large, five storey, detached house set in the Hampstead Conservation Area. It is not listed and not subject to any directives under Article 4.

The house has undergone extensive renovation and re-modelling over the past few years in accordance with various planning permissions sought through Camden Council.

DESIGN PROPOSAL

Amongst the many improvements made has been the introduction of air-conditioning with the resultant need for the siting of condensers which have been located (with permission) to the rear of the flat section of the main roof area. Being an element requiring servicing and maintenance, along with the recently installed flat, glass rooflights, which require regular cleaning, it is necessary to provide a safe working space for maintenance operators, which means providing protective railings around the periphery of the flat roof area.

There is a roof access hatch served by a staircase leading up from the master bedroom which opens on to a small flat area of roof at the front. It is proposed that a short section of open, non-slip grillage is fixed as a form of "bridge" over one of the new, flat rooflights in order to provide safe access to the rear of the roof where the condensers are located. The "bridge" will have a handrail to one side which is continuous with the rest of the proposed balustrade around the perimeter of the roof.

It is intended that the design and construction of the railing is as minimalist as possible, whilst still providing the necessary safety and, as such, it will be formed from charcoal-grey painted metal flats and rods so that the impact on the street scene and on views from neighbouring properties is reduced to a series of fine lines. A glass balustrade, matching the balcony to the rear of the house at a lower level, was considered to be too prominent as it would inevitably catch the light and the sun and therefore be more ostentatiously visible from across the street and from neighbouring gardens.

CONCLUSION

The proposals for the new protective balustrade are made in accordance with UDP policies in general and in particular, the design has been arrived at with a view to being as sympathetic as possible to the building and its setting, whilst being both safe and practical.

PIERS FORD for 800 GROUP 21 April 2015



Views from Holford Road



View from rear garden



Air conditioning condensers



Flat roof lights



Access hatch