

**DESIGN & ACCESS STATEMENT**

In Support Of An Application Under Section 73, for A Variation To Application Ref 2015/0224/P

11 Parkhill Road  
London  
NW3 2YH



## **1.0 Introduction**

The existing property consists of a maisonette over raised ground and garden floor levels, within an impressive Victorian villa. The large private garden accommodates a small workshop/studio building.

## **2.0 Location**

The house is located on the North side of Parkhill Road, close to Haverstock Hill. It is not a Listed building but is situated within Parkhill Conservation Area.

## **3.0 Scope of Works**

Flat 11 has been extensively remodelled with a rear extension at lower ground floor level, plus a conservatory built over the rear extension, at raised ground floor level. These proposals were approved under application 2015/0224/P.

As part of this work, an unauthorised fence, fitted along the garden wall, was removed. This was installed under previous ownership.

The removal of the fence has left a safety risk from the raised ground floor terrace. There is no longer a barrier to the side of the terrace. Under the Building Regulations, terraces and balconies should have barriers of min. 1.1m high balustrades.

We therefore propose to fit a glass panel alongside the wall, to meet the requirements of the Building Regulations. There will be no impact upon on the sense of enclosure or daylighting levels for the residents next door.

## **4.0 New Materials and Design**

The balustrade or barrier will be fitted to the terrace, and consist of sand blasted toughened safety glass.

## **5.0 Planning Context**

These proposals are a minor variation to the approved design, granted under 2015/0224/P.

## **6.0 Access**

The proposals will not affect existing access arrangements into or around the property.

## **7.0 Conclusion**

The proposed section of balustrade is required to comply with the British building regulations. Using a glazed design will minimise the impact upon the neighbours and wider Conservation Area.