

# **Design and Access Statement**

for

**Replacement Balconies at:  
Brookfield  
5 Highgate West Hill  
London  
N6 6AS**

prepared for

**Freshwater Group of Companies  
Regional Executive  
Third Floor  
Suffolk House  
George Street  
Croydon CR0 1PE**

Ref: ER/MJ/4341  
Date: April 2016

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## 1. **Introduction**

This is a design and access statement that has been produced in accordance with the Government Guideline contained within circular 01/2007.

The Design and Access Statement (DAS) accompanies a full planning application for the removal of 24 existing concrete cantilevered balconies and replacement with stacked steel constructed fabricated balconies.

## 2. **Assessment of Physical Context**

Brookfield is located on 5 Highgate West Hill and near High Gate village , the site consists a group of 2 blocks of flats built in the 1902's and set of main the road within walking distance to the town centre and 20min s walk across the meadows of Hampstead Heath and Parliament Hill. The area is principally flat with no major incline noted to the road.

As is typical for the area, the house is constructed of fair faced bricks and pitched roof laid with clay interlocking tiles. The existing windows consist of timber casements, which are probably mostly original to the property. Each flat has a concrete balcony cantilevered from the face of the external walls with mesh screens. The balconies are located at the rear of each block and are showing signs of aging and structural defects. The flats to which the replacement balconies are proposed are flats no's 1 – 8 (South Block) & 9 - 24 (North Block).

Both blocks are contained within its own grounds having perimeter fencing consisting of shrubbery and dwarf brick walls. The building is also set back from the road with the front elevation facing onto its own courtyard and driveway.

## 3. **Social Context**

The Freshwater Group of Companies is looking to provide new Balconies that meet the most up to date regulations and provide increased comfort for its residents. Whilst keeping the design of the balconies at the same position, the size of each platform will be significantly increased due to providing more space and safety with 1.1 metre high metal railing all around. The main aim is to provide balconies which meet current regulations, offering improved structural and visual performances. The flats are privately leased dwellings and residents were all consulted before planning stage have voted full support and in favour of this change as it offers the resident improved comfort and more better usable space.

## 4. **Involvement of Local Interests**

Not applicable.

## 5. **Evaluation**

The main opportunities afforded by the site are as follows:-

- Increased comfort for residents.
- Added security.
- Reduced maintenance for residents and managing agents.

The main constraints on the site are as follows:-

- Maintaining the character of the building whilst incorporating a better balcony design.
- Ensuring the balconies can function efficiently, as it did previously, whilst not having a detrimental affect on neighbours.

The proposed application was chosen for the following reasons:-

- No impact on the overall 'street scene' by the use of steel frame and metal railing to the rear of building to suit the design of the existing units.
- Maximising the residents' safety, comfort and pride.

## 6. **Design Principles**

In choosing a balcony design, the residents' needs were considered and paramount importance as well as in-keeping with the buildings existing architectural styling. The use of steel frame and columns, offers the residents greatly improved space and structurally more platform, whilst insuring they are relatively easy to maintain to the highest possible standard, without any undue affect on the visual impact of the building.

## 7. **Amount of Development**

Not applicable.

## 8. **Layout**

The proposed balconies renewal will not have any significant affect on the layout of the site and are only required due to the poor state of the existing balconies.

**9. Scale**

The scale of this development is limited and there will be no visual impact.

**10. Landscaping**

No landscaping will be undertaken.

**11. Appearance**

The character of the Brookfield estate will be maintained due to the location of the current balconies hidden away from the street elevation. The replacement balconies will not change the character.

**12. Access**

This application will have no affect on traffic.