

# DESIGN STATEMENT

Rev PL1 Dec 2016

Changes to Chester Balmore railings

## 1.0 INTRODUCTION

1.1 The purpose of this design statement is to describe the proposed amendments to the railings along the public footpath between Chester Road and Balmore Street.

1.2 This statement is to be read in conjunction with the accompanying drawings.

## 2.0 CURRENT CONDITION

Reference drawings:

540-19200-P1, 540-19201-P1 & 540-19210-P1

2.1 Chester Balmore is a mixed use development in Highgate, North London. The development is bounded on three sides by Chester Road to the south, Raydon Street to the north-west and Balmore Street to the north. The development accommodates 53 mixed tenure residences across three 4-storey blocks. There are four commercial units located at ground floor along with refuse and cycle storage for residents.

2.2 The Chester Balmore development was granted planning approval in March 2011 (Camden Planning Application Reference: 2010/5478/P and Conservation Area Consent Reference 2010/5488/C).

2.3 There are currently railings along the west wall of the public footpath between Chester Road and Balmore Street, with a gated entrance into the central courtyard of the development which is shared by the residents. These railings were all part of the original planning application in 2010.

2.4 There have been several cases of people climbing over the railings into the courtyard, behaving in an anti-social manner causing the residents to feel intimidated and unsafe.

## 3.0 PROPOSAL

Reference drawings:

540-19202-P1 & 540-19211-P1

3.1 Following cases of people climbing over and into this courtyard, it is thought that further measures should be put in place to increase security to this area.

3.1 It is now proposed to replace a section of the railing with one which is higher. This new section will run along the wall, above a newly proposed gate, to connect to the existing railing of the same height and style. There will also be a new section of railing which returns to meet the Balmore block.

3.2 The new section of railing would not be visible to moving vehicles on Chester Road and Balmore Street. It would be visible at street level to people looking and walking down the public footpath between Chester Road and Balmore Street. The new railing should have a minimal visual impact to the existing condition.

3.3 The new railings and gate would also be the same style and colour as the existing, made up of mild steel flats painted grey. Furthermore, whilst the new section of railing would be higher, it would be no taller than the existing section that it would connect to. The existing section of railing has a height of 700mm above the wall level, where as the proposed would be 1100mm.

#### 4.0 EXISTING SITE PHOTOS



Fig.1 Existing view from inside Courtyard of fence



Fig.2 Existing view from Balmore Street looking down public footpath



Fig.3 Existing view internal of courtyard



Fig.4 Existing view from Chester Road looking towards public footpath