

Design & Access Statement

For and on behalf of Mr. Paul and Mrs. Jane Taylor

1.0 INTRODUCTION

1.1 MAP Architecture have been instructed by Mr and Mrs Taylor to prepare architectural drawings to support an application for planning permission for an amended balustrade to the raised walkway that accesses their garden. The balustrade has already been replaced as the existing was not considered to be safe and did not comply with current building regulations. The works were completed under the assumption of a like for like replacement that would not normally require planning permission. The construction however received a complaint from a neighbouring property and the applicant has been asked to submit a revised application with a balustrade design more in-keeping with the previous condition.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 The application site is located at no. 90B Savernake Road, in the London Borough of Camden, NW3 2JR. The flat occupies the upper floors of no. 90 Savernake Road and the client has a leasehold tenure with LB Camden as the freeholder

2.2 The property is within the Mansfield conservation area and is located on Savernake Road, opposite the junction of Rona Road. Immediately to the north is the over ground train line, beyond this is Hampstead heath.



2.3 No. 90 Savernake Road is a Victorian semi-detached property, comprised of 3 storeys. There is one dwelling located on the ground floor and the clients dwelling is located on the first and second floors.

2.4 The photos below show the condition of the walkway prior to renovation works. During construction works, once the planting was removed it was discovered that the existing balustrade was unsafe and was replaced as a matter of safety.



View from top of walkway

view of stairs

3.0 PROPOSED DESIGN STATEMENT

3.1 The proposed balustrade maintains a similar degree of solid to void elements as the existing lattice, while employing vertical spindles that will be compliant with building regulations unlike the existing. Untreated timber will be used for the balustrade that will weather to a grey colour that matches the existing.

Access:

3.2 Access to all aspects of the property will remain unchanged. The proposal will upgrade the balustrade to be in accordance with current building regulations.