

Design Access and Planning Statement

In Respect of the

Proposed Balustrade Installation to Accessible Flat Roof Terrace

At

22 Belsize Grove, London, NW3 4TR

The building, 22 Belsize Grove, NW3 4TR is one half of a large stucco clad semi-detached property located on the corner of Belsize Grove and Primrose Gardens. The property is within the Belsize Park Conservation Area but is of no specific listing. At some point in its history the property has been sub-divided into 6no. independent flats, B-F being accessible via the main building stairwell with property 'A' having an independent side access.

1.0 Proposal:

The proposal is to install a wrought iron balustrade to the surround of the accessible roof terrace over the two storey side addition. This is largely necessitated by a Health and Safety issue. The terrace can be accessed from flat F and is currently surrounded by a low level parapet which does not achieve the expectations of the Building Regulations. In its current form the terrace presents a clear 'fall' risk. As such, the proposal is to install a wrought iron balustrade on top of the existing parapet to achieve the expected 1.1m height of a protective edging to the surround of a potential fall area.

The design would be sympathetic to the property in both material and design. The design would seek to, as close as possible match the balustrades to the second floor level in the photograph below which is of 13 Belsize Grove, a property sitting adjacent to 22 Belsize Grove.



Fig 1: Frontage of 13 Belsize Grove

2.0 Layout/Siting:

The layout will amount to the addition of a balustrade to the parapet of the two storey flat roof section of the property. It is expected that this will be approximately 700-800mm in height in order to achieve the expectations of Building Control.

This section of the property can be viewed from both Belsize Grove and Primrose Gardens however, the location of large mature trees (especially to the Belsize Grove elevation) will significantly mask the view from neighbouring properties and pedestrians at street level. As per the photograph below, the two storey portion is significantly obscured.



Fig 2: Frontage to 22 Belsize Grove

3.0 Scale:

There will be no alteration to the scale of the property.

5.0 Landscaping:

Not applicable.

6.0 Appearance:

As noted above the balustrades will be as sympathetic as possible to the property in design and materials so as to appear original to the property.

It is noted in the photographs below that there is no uniformity to the balustrades of properties in Belsize Grove and the adjoining roads and as such there is no exact design to adhere to. In order to achieve a reasonable level of cohesion we have suggested a design similar to an adjacent property.



Fig 3: Balustrades to the front of 4E Belsize Grove



Fig 4: Balustrades to the front of 18 Belsize Grove



Fig 5: Balustrades to the front of 20 Belsize Grove



Fig 6: Balustrades to a block fronting Primrose Gardens



Fig 7: Balustrades to the front of a property in Belsize Park Gardens.



Fig 8: Glass balustrade to front of property in Belsize Park Gardens

7.0 Access:

There will be no alteration to the access for the building.