

27.07.20

REV.00

## **Design and Access Statement**

Replacement of existing metal front balcony balustrade with new clear glass balustrade supported on metal brackets and with top metal handrail.

**Third Floor Flat  
50 Belsize Park Gardens  
London  
NW3 4ND**

### **Introduction**

This statement has been prepared in support of a planning application for third floor flat, 50 Belsize Park Gardens. Planning permission is sought for the replacement of the front balcony balustrade.

The proposals have been noted in this document and the attached drawings. Most of the proposed works are minor and relate to the front balcony balustrade only.

The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (being on the roof and using mostly transparent materials).

### **The Design Component**

#### On the Front Elevation:

The existing roof and balcony structures are to be retained, only the existing metal balustrade is to be replaced. The existing balustrade is not compliant with current building regulations and presents a risk for users as distance between metal elements is more than 100mm.

The new balustrade will be made of clear glass fixed on metal brackets and will come along with a top metal handrail. Similar other balustrades have been erected through the street at Belsize Park Gardens.

### **Layout**

No alteration to the floor plan layout is proposed.

### **Scale**

The proposal seeks minor alterations to the existing front balcony. The new design is very similar in scale to the existing.

## **Landscaping**

Landscaping within the curtilage of the property will be barely affected.

## **Appearance**

The external appearance of the property will only have minor amendments. The new balustrade is to be executed in a consistent way with other similar balustrade in the street.

## **The Access Component**

Due to the nature of the proposal the existing access will not be affected in anyway. Entrance into and out of the site will remain the same and will not be affected in anyway.