

DESIGN AND ACCESS STATEMENT.

PROPERTY DETAILS. FLAT 1. NUMBER 4 HAMPSTEAD HILL GARDENS. NW3 2PL.

PROPOSED WORKS. TO INSTALL A FABRICATED JULIET STYLE METAL BALCONY TO THE REAR ELEVATION OF FLAT 1. WHICH IS A GROUND FLOOR FLAT.

ACCESS. THE REAR OF THE PROPERTY IS ACCESSED IN ONE OF TWO WAYS.

1. A SINGLE ENTRANCE TO THE CENTRE OF THE BUILDING PROVIDES ACCESS TO THE REAR ELEVATION AND SUNKEN GARDEN AREA FOR ALL OCCUPANTS OF THE FLATS IN THE BUILDING AND THE PROPOSED JULIET BALCONY WILL HAVE NO EFFECT OR DEPRIVE THE RESIDENTS OF THIS ACCESS.
2. A GARDEN PATH AROUND THE SIDE OF FLAT 1 ALSO EXISTS WHICH OCCUPANTS CAN ACCESS THE GARDEN AREA FROM THIS ACCESS AS WELL. THE PROPOSED BALCONY WILL PROJECT OUT OVER THE EXISTING GARDEN BORDER AREA AND DOES NOT IMPACT UPON ACCESS FROM THE SIDE PATH WAY.

DESIGN. THE PROPOSED DESIGN IS FOR A METAL FABRICATED BALCONY ON THREE SIDES, PROJECTING OUT NO MORE THEN 650MM IN TOTAL SO AS NOT TO PROJECT PAST THE EXISTING GARDEN BORDER AREA. THE FRAME WORK WILL BE FABRICATED AND WELDED SQUARE IRON BAR WELDED TOP AND BOTTOM TO A HAND RAIL AND CILL RAIL WITH CLEARANCE FOR RAIN WATER RUN OFF AT THE BOTTOM. FINAL DESIGN WILL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL IN THE EVENT THE APPLICATION IS SUCCESSFUL. SUBJECT TO STRUCTURAL ENGINEERS DESIGN IT IS PROPOSED THE STRUCTURE WILL BE CANTILEVERED OUT SO AS NOT BURDEN THE STRUCTURE WITH BRACING ANGLED BRACKETS.

THE DECKING TO BE A NON SLIP METAL SHEETING OF REQUIRED THICKNESS.

THE METAL FINISH TO BE A SUSTAINABLE BLACK METALLIC PAINT FINISH TO COMPLIMENT THE JULIET BALCONIES ABOVE.

LISTED BUILDING AND CONSERVATION AREA HERITAGE STATEMENT.

PROPERTY DETAILS. FLAT 1. NUMBER 4 HAMPSTEAD HILL GARDENS.
LONDON. NW3 2PL.

THE PROPOSED WORKS. TO INSTALL A FABRICATED METAL BALCONY
TO THE REAR ELEVATION OF FLAT 1, WHICH IS A
GROUND FLOOR FLAT.

THE PROPOSED WORKS WILL BE INCORPORATED WITHIN THE AREA OF THE
CEMENT RENDER PLINTH AND WITH THE EXCEPTION OF THE HAND RAIL
AND VERTICAL FRAMEWORK WILL NOT HAVE A DETREMENTAL EFFECT
UPON THE DECORATIVE AND EXISTING BRICKWORK. THE PROPOSED
BALCONY WILL ONLY PROJECT APPROXIMATELY 600 MM FROM THE FACE OF
THE BUILDING AND WITHIN THE CURRENT GARDEN BORDER SO WILL NOT
EFFECT ACCESS TO THE REAR OF THE STRUCTURE OR TO THE SUNKEN
GARDEN AREA.

WHILST THE PROPOSED STRUCTURE IS TO THE BENEFIT OF THE FLAT OWNER
IT WILL BE UNDERTAKEN IN A SYMPOTHIC DESIGN WHICH IT IS PROPOSED
WILL MATCH IN WITH THE EXISTING JULIET BALCONIES TO THE FLATS
ABOVE.

SUBJECT TO THE STRUCTURAL ENGINEERS DESIGN IT IS PROPOSED TO
CANTILEVER THE BALCONY AWAY FROM THE BUILDING STRUCTURE IN
ORDER THE FRAMING LOOKS TO FLOAT AND WITHOUT LARGE SUPPORTING
BRACKETS.

WE BELIEVE THE PROPOSAL WILL NOT AND DOES NOT CAUSE SUBSTANTIAL
HARM TO THE HERITAGE ASPECT OF THE BUILDING.