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DESIGN & ACCESS STATEMENT
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ISSUE TO:
CAMDEN COUNCIL

FOR:
PLANNING PERMISSION

WORKS:
**CHANGE OF TOP FLOOR REAR WINDOWS TO DOORS WITH A JULIET BALCONY &
ADDITION OF VELUX ROOFLIGHTS**

AT:
**FLAT F
45 MARESFIELD GARDENS
LONDON
NW3 5TE**

APPLICANT:
MR AMIR CHEN

AGENT:
**EMULSION LTD.
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LONDON
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DATE:
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1 SITE INFORMATION

45 Maresfield Gardens is in the residential area of Hampstead, close to Finchley Road Underground Station, in the Borough of Camden.

2 BUILDING

The existing building was built in the 1880's. It was formerly a single dwelling house and now is split into residential apartments. According to the 2001 Fitzjohns Netherhall Conservation Area Statement, the dominant gable on the second floor is not an original feature and was added to the building at a later date, which cannot unfortunately be identified, but from the style, it appears to be 20th century Tudor revival.

3 DESIGN

3.1 DESIGN: CONTEXT

Flat F is accessed via a communal entrance and staircase at ground floor level. The flat occupies the first, second and third floors of the property and the internal configuration is as follows:

The first floor features three Bedrooms and three Bathrooms, two of which are en-suite, a Utility room, a central hallway with stairs leading to the second floor and a medium-sized, rear terrace, which is accessed via Bedroom 1.

The second floor features an open-plan Sitting Area, Kitchen and Living Area with a spiral staircase leading to a gallery above at third floor level. The gallery features a Study with a West facing skylight and a WC.

The second floor is at roof level and therefore has a lower, vaulted ceiling which follows the contour of the gable roofline at both ends of the space. There are East and West facing windows at these ends of the main space and a third West facing window in the Kitchen, located off to the side of the main space. The windows are all sliding sash, and thus allow only one half to be open at a time.

We are concerned that the combination of:

- low vaulted ceilings
- long distances between windows in the open plan space
- windows located around a corner to the side, off the main space
- limited opening capacity of the sash windows

are creating an overall dimness of light and limiting the ventilation of natural air throughout the second floor.

We would like to implement our proposal to replace the West facing windows in the Sitting Room with painted timber sliding-folding doors with a painted steel juliet balcony and 2 no. Velux rooflights on the south side roof section of the gable end roof area, as we believe this is the best possible way to maximize light and natural air entering the rear second floor, thus improving the quality of life for the residents of the property.

3.2 DESIGN: OUTLINE OF PROPOSED WORK

The proposal is for the following:

- Replacement of the existing three Sitting Area sash windows for a set of three new timber framed sliding-folding double-glazed doors and a painted steel juliet balcony fixed to the extended existing vertical timber side cheeks, either side of the opening. These windows are located on the Western side of the building on the second floor and at the rear of the property.
- Installation of 2 no. Velux rooflights in the south facing sloped roof of the rear gable end to add light and ventilation into the sitting room on second floor. The rooflights will sit flush with the tiles and therefore will not protrude beyond the roofline in elevation. The height of the rooflights internally will be aligned with the ceiling and therefore will be situated above eye level, restricting the view to the neighbours to the South.

3.3 DESIGN: MATERIALS AND APPEARANCE

3.3.1 EXTERNAL

The front exterior of the building is exposed red brickwork. The ground and first floor of the rear exterior of the building is finished in red brick, with white painted timber windows and a white painted timber glazed door leading to the rear terraced area, encased in black painted steel balustrade.

The second floor rear exterior of the building includes a large, dominant gable (non-original as mentioned above), finished in white-painted pebble-dash with horizontal and vertical, white-painted wooden timber sections in the tudor style mentioned previously.

The design of the folding-sliding doors was chosen to be white-painted timber-framed to match the white-painted timber sash windows and other elements elsewhere.

It should be noted that we aim to avoid copying the uPVC windows and highly glazed areas of the rear elevations of neighbouring properties, which are visible from the rear terrace of Flat F. Instead, we aim for our design to be sensitive to the original features and materials of the building, whilst adhering to current Building Regulations and quality of the design.

A black painted steel balcony is proposed as a discreet addition, minimally protruding and attached without bulky brackets, which should not detract from the existing features of the building.

The Velux rooflight is to be powder-coated aluminium to match the existing Velux rooflights elsewhere on the rear elevation.

3.3.2 INTERNAL

Internally, there are no historic features that would be affected by the proposal.

3.3.3 PRECEDENT:

We note that the immediate neighbouring flat to the rear right of flat F in no. 45 has been given permission and implemented this permission for the replacement of windows in an equivalent gable with glazed timber doors similar to our proposal.

The building at 45 Maresfield Gardens has had many add-ons and eclectic alterations over its time. These can be seen in the photograph of the rear elevation on the supporting documents. There is the timber and glass triple height conservatory style extension set under the terrace to flat F and mimicked under the neighbouring flat's terrace to the right. On the far right of the rear elevation there is an all glazed infill to the underside of the protruding gable end, which against the continuity of the rear elevation of the whole building

There are a number of similar Velux rooflights through the roof of 45 Maresfield Gardens.

4 ACCESS

The proposed works would not affect pedestrian or vehicular access to any flat in the development or to the public. The current means of access to the property will remain unchanged.

5 CONCLUSION

This proposal seeks to improve the quality of the accommodation through the sensitive addition of the new folding-sliding doors and juliet balcony, which aims to complement the existing building. The proposed rooflights will not have any impact on the rear elevation and the neighbours. Therefore we hope that our proposal is not considered to be controversial and can be viewed favorably in planning terms.