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**Planning Application in Respect of Proposed
Glazed Balcony Infill**

**at
3 Lakis Close
London NW3 1JX**

Design and Access Statement

November 2011

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Introduction

We have been instructed to prepare and submit a Planning Application including a Design and Access Statement for the proposed balcony infill at 3 Lakis Close Hampstead London NW3 1JX.

Related Drawings

741 00 O S Map

741 01 Existing Ground Plan

741 02 Existing First & Second Floor Plans

741 03 Existing Roof Plan

741 04 Existing Elevation

741 05 Existing Section A-A

741 06 Proposed Ground Plan

741 07 Proposed First & Second Floor Plans

741 08 Proposed Roof Plan

741 09 Proposed Elevation

741 10 Proposed Section

741 11 Existing Property Views

Application Site & Existing Property

3 Lakis Close is situated within a private mews with access from Flask Walk. The existing building is part of a terrace and comprises of a three storey, one bedroom town house. The ground floor contains an entrance to the house along with a single garage. The first floor contains a living room, kitchen and the balcony relative to this application. The second floor contains a master bedroom with associated dressing room and a large bathroom.

The terrace and mews was constructed in the 1970's with fenestration of facing brickwork and reinforced concrete accents. The balcony in question is flanked by brickwork elevations and the North East orientation generates an environment that is not necessarily conducive to external amenity. Signs of prolonged damp and moisture along with the growth of moss suggest that the area can be bettered if it were to be internalised with environmental controls.

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Access

This application will not affect the access to the property.

Relevant Planning Considerations

3 Lakis Close is not visible from the public street as the mews itself is a private area set back from the Flask Walk. The alterations within the proposal will therefore not affect the public domain from a conservation point of view.

The terrace is of a particular architectural condition and the proposals are compliant in terms of aesthetics if there is an acceptance to the removal of the balcony in principle.

We do not see that the proposal can affect any resident or member of the public to the detriment.

Similar balcony enclosures have received planning permission and enclosures have been constructed. This particular terrace within Lakis Close is made up of four town houses and at present two of the properties have such enclosures being No 2 and No 4 Lakis Close. Improvements and physical alteration have also been carried out to No 6 & 7 Lakis Close.

Proposal – Objectives & Design

The existing balcony is very seldom used due to the poor quality of the space. There is a kitchen space behind the balcony, which obtains daylight and ventilation via a single sliding sash window on to the balcony area.

The living room has a wall and inclined pitch roof formed of timber and glass and it is thought appropriate to utilise the same design principle to enclose the balcony area.

The aim of the proposals within the application is to upgrade and improve the quality of the current amenity space by generating an environment that is more conducive to domestic/residential use. The alteration will create a conservatory style space that is accessed from the living room and such will generate a secondary reception to the property. Such will be beneficial to the current and future occupants and can be utilised as a dining room or a home office.

The proposal is to install a glazed vertical screen and inclined mono-pitch screen of timber and 'double glazing'. Such glazing and timber detailing will be formed and based upon that of No 4 Lakis Close and such will replicate where appropriate. Such will convey a unified approach to the building and building language.

Internally the space will be re-finished and the flanks of masonry will receive a dry-lined plasterboard and skim coat finish. The same will apply to the soffit of the

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projecting bathroom at second floor, which will now become a finished ceiling. The walls and ceiling condition will transfer from external envelope to internal division however the floor will remain an external enclosure to a garage beneath. As the garage is part of the neighbouring property and insulated flying freehold will need to remain. The floor datum will be lifted slightly so as to accommodate the insulation products.

The existing door which links the current balcony to the living room will be removed and an internal quality door will be hung. The window that exists at the kitchen external wall will remain in place and will continue to transfer light into the kitchen.

Summary & Conclusion

The proposal aims to improve the quality of an existing external amenity space by enclosing such and forming an internal reception space. The external reference is still retained by the adoption of a conservatory style enclosure with details and materials that conform to the original building language.

The works are confined to the first floor and to that of the front elevation. Similar works have obtained planning permission and have been constructed in the recent past.

The proposals transform a currently undesirable space into a space that can be occupied and enjoyed to a far greater degree. This is a positive influence on the building and is compliant to existing forms. The proposals do not affect any other property or their inhabitants in any detrimental way.

The alterations do not affect the potential occupancy of the property and therefore there is no alteration to the outer influences on the immediate environment from a planning point of view.

We would ask the London Borough of Camden support this improvement and grant planning permission for the described alterations.