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## DESIGN AND ACCESS STATEMENT

**Development at 4 Lakis Close, London NW3 1JX – Glazed balcony infill and replacement of existing glazing**

### Design

#### Existing Property

Lakis Close is a private mews accessed via Flask Walk close to Hampstead Tube station. The existing building is a 3 storey 2 bedroom terraced townhouse. The accommodation is arranged with the bedrooms on the second floor, the living room, kitchen and existing balcony on the first, and the garage and entrance are on the ground floor.

The mews was built circa 1970 and consequently some of the existing buildings look dated and are in need of some refurbishment. Being north facing, the existing inset balconies are prone to damp and there is moss apparent within them.

It is also apparent that the original build quality was somewhat sub-standard as all of the properties in the terrace show signs of remedial work to all of the brick parapets in the form of lead copings. In addition to this, there is evidence of concrete corrosion / damage to the exposed in-situ concrete beams and all of the roofs across the terrace have also necessitated repair.

#### Objectives

The aim of the proposed alterations is to improve the quality of the dwelling both internally and externally by creating a dwelling with a better lay out for the occupants, which is more easily maintained in the future. The investment in refurbishment will also benefit the mews as a whole. Number 6 has recently been refurbished which is clearly apparent as an improvement to the original building.

The key areas for development / improvement are set out below.

1. Infill of the existing balcony to create a dining area and open plan kitchen.
2. Replacement of existing uPVC glazing and single glazed roof to front elevation.
3. Creating 2 ensuite bedrooms.

#### Precedent on Lakis Close

It should be noted that a similar development was carried out to number 2 Lakis Close in 1979 and this development certainly does not have a detrimental effect on the mews.

Developments have also been implemented at no. 7, in 1989 and at no. 6 in 2008. Both of these have had a positive effect on Lakis Close.

#### Conservation Area Considerations

The property is not visible from the public realm and the mews is not of any particular architectural merit, especially in its somewhat 'tired' looking condition. There is no mention of this location in the Conservation Area Guidelines and in general the benefits of some investment in refurbishment would have a positive effect on the area.

## Design Proposal / Strategy

The existing property has a North facing balcony set back in to the elevation. Due to its orientation, this balcony is fairly damp and dark, resulting in an area of the building that is under utilised. It not a particularly nice space to inhabit.

The kitchen, which is behind the balcony, has a single window set back under the overhang and therefore also suffers from a lack of daylight. By contrast, the adjacent living room with glazed roof and glazed elevation has an amazing quality of light, reaching right back to the deepest part of the plan.

Our proposal is to glaze over the balcony and fill in the elevation in a plane slightly set back from that of the existing living room glazing. This will create a dining room space flooded with daylight, also allowing more light into the kitchen which we plan to open up in to this new dining area. With regards to layout, the property will now have a much more usable space, that can be enjoyed throughout the year, not just on the warmest of summer days.

In order to maintain the existing rhythm of the terrace elevation, we suggest that the glazed infill be of a minimal detail with frameless glazing and dark aluminium frames as required, resulting in this area being visually dominated by the area of original glazing, constructed from deep set white painted robust timber frames. This existing glazing is currently replacement uPVC frames, and we are proposing to replace it with a painted hardwood system more in keeping with the original buildings.

The other key area for development is the way in which the existing 2 bedrooms are used. Currently they share a single bathroom which is set out in a fairly inefficient way. We have redesigned the 2<sup>nd</sup> floor layout to provide 2 ensuite bedrooms. Both ensuites are towards the rear of the plan and so we have designed them to have skylights in order to maximise their daylighting.

General repair to the external dilapidations will greatly enhance the appearance of this building and go some way to improve the perceived condition of Lakis Close as a whole.

## Environmental Considerations

By replacing the existing glazing throughout with new double glazed units, including the existing single glazed roof over the living room, we are considerably improving the thermal performance of the property. Also, the improved daylighting to the ensuite bathrooms and kitchen will reduce the demand for electric lighting.

A new heating and hot water system is proposed for the project and this will far exceed the efficiency of the existing system.

Where possible, we will specify materials and products procured from a sustainable source. Further investigation in to appropriate environmental systems will be carried out during the tender process and specification stage of the project.

## Access

The current accessibility remains unchanged as part of this development.