

PLA_DESIGN_ACCESS
Design & Access Statement
Planning Application 2007/4959
1.10.2007

#5, 15 Langland Gardens
London
NW3 6QE

Previously submitted under:
Application Ref:2007/2717
01.06.2007
Withdrawn

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Assessment

The property is a second floor flat situated in Langland Gardens within the Reddington and Frognal conservation area. Langland Gardens is a residential street that runs between Frognal Lane and the Finchley Road. It is characterised by late 19th Century semi detached brick houses which have been converted into flats. To the rear of the properties lies a large communal garden with many mature trees and planting. Planning policies relevant to this area include:

Planning Policy Guidance 15.4, Conservation Areas

Camden Conservation Area Statement 2

Approved Document Part M, Access to and use of Buildings

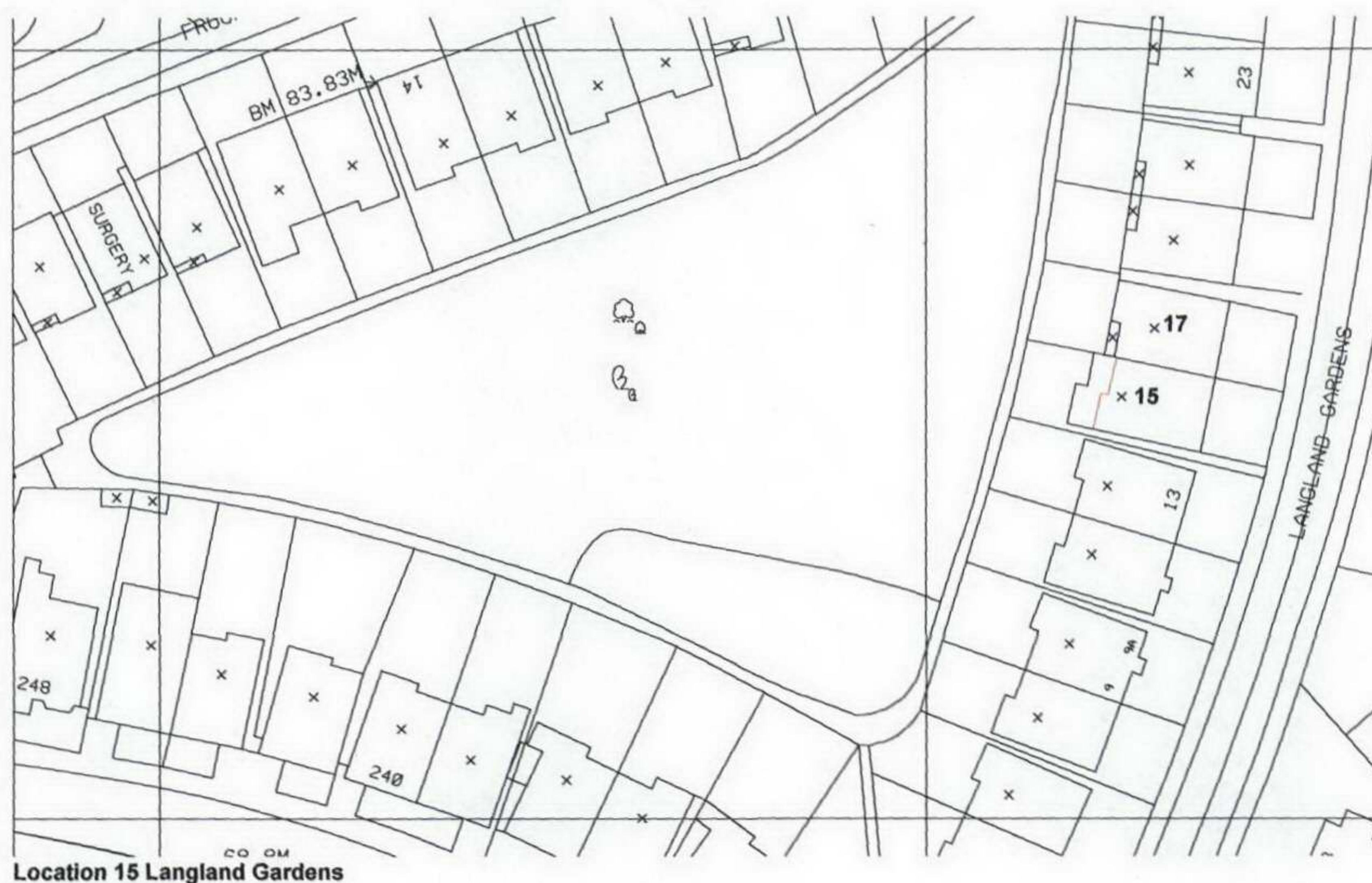


Image 1: View from Communal Gardens

#5, 15 Langland Gardens

Summary of Proposal

15 Langland Gardens is a semi detached property and adjoins no. 17 Langland Gardens. The owners of Flat 5, the second floor (top) flat wish to extend the property to the rear of the building partially enclosing an existing balcony to the lounge and extending an area of the existing lounge out to the perimeter of a wide window ledge. It is proposed that on the south side of the property an existing window is raised and a new dormer window is added. Since the property is a top floor flat, a private roof terrace is proposed accessed by a staircase from the hallway. Solar thermal panels are proposed to the southern side of the pitched roof.

Involvement

This application is a re-submission of application 2007/2717/P, Planning Officer, Matthew Durling, withdrawn 07.09.2007. The previous application was discussed in detail with Matthew Durling and following submission of the proposed amendments to the previous application under sketch nos. SK01-05 for discussion it was agreed that the amendments described in the attached letter 1.10.2007 had addressed the issues concerning the extension over the balcony and the side roof extension:

The application was also discussed with Camden Council Building Control and a Structural Engineer

Evaluation

The application has now gone through a detailed discussion process with the Camden Planning team and has addressed the issues raised in the previous application.

Design

On the east (street) elevation of no. 15 & 17 the buildings read as a semi detached pair, the principle components of the elevations and the roof treatment remain the same although there is currently fire damage to the raised ground and first floor flats at no. 15. At the rear however (see images 1&4) a modern terraced brick extension was constructed in the early 70's to no. 15 extending the flats and adding balconies at all levels. With the exception of a small area of pitched roof there is no longer any relationship between no 15 & no. 17. Although no. 17 has had alterations it retains its 19th century character. Due to the proximity of No. 13 to the side (west) of the property this elevation has negligible visual impact from the street and from the communal gardens.

The tiered design of the 1970's extension is characterised by large aluminium glazed windows. The side elevation of the building is characterised by a series of balconies and raked brick side walls with brick on edge copings. The partial extension over the balcony permits the raked profile to be continued to repeat that of the raised ground and first floor.

As discussed there is only a very narrow gap between No.13 and No. 15. (see images 5&6). No. 13 is also one storey lower and the windows at this level will look out at the roof.



Image 2: View from street



Image 3: View from communal garden towards south corner



Image 4: View from communal garden towards back

#5, 15 Langland Gardens



Image 5: Limited view from street towards south (side) elevation



Image 6: Limited view from pathway communal garden



Image 7: View at roof towards level pitched roof



Image 7: View from communal gardens towards back

Raising the existing window by 300mm and adding a single dormer which is subservient to the roof form will have little or no impact on views and due to the level difference between the buildings there are no issues of over looking.

The area of flat roof is currently unused, it is proposed that a large rooflight be used to provide both light to the centre of the flat and to give access to the roof. The design of the roof terrace recognises the necessity to retain the existing roof line and therefore both the frameless glass balustrade and roof access are set well back from the edge of the roof facing the communal garden. The roof terrace is completely concealed from the street elevation by the pitched roofs on the east and south sides. Any views of the balustrade would be at a considerable distance and due to its transparency would be negligible. (see images 7&8)

Scale

The alterations at the rear do not raise or extend beyond the footprint of the flat and are consistent with the scale of the building.

Access

Since the flat is on the second floor, it is not ideal for disabled access. There are currently 3 steps up from the street to the front door, two of these could be negotiated by a temporary wooden ramp however at present there is no current need for disabled access to the property. The communal staircase has a low rise and this will aid ambulant disabled access. Due to spatial constraints a spiral staircase is required to access the roof terrace. This would fall into Category A of BS 5395 part II, a small private stair intended to be used by a limited number of people who are generally familiar with stair and therefore Part M does not apply.

Appearance

The partial enclosure of the balcony is consistent in materiality and design with the existing building. Brickwork is to match existing stretcher bond and windows will have sliding aluminium frames. Since the windows to the enclosed balcony will be full height a frameless glass balustrade is proposed. To the side elevation the proposed brickwork will match existing original Flemish bond and windows opening white timber framed.

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Additional Information

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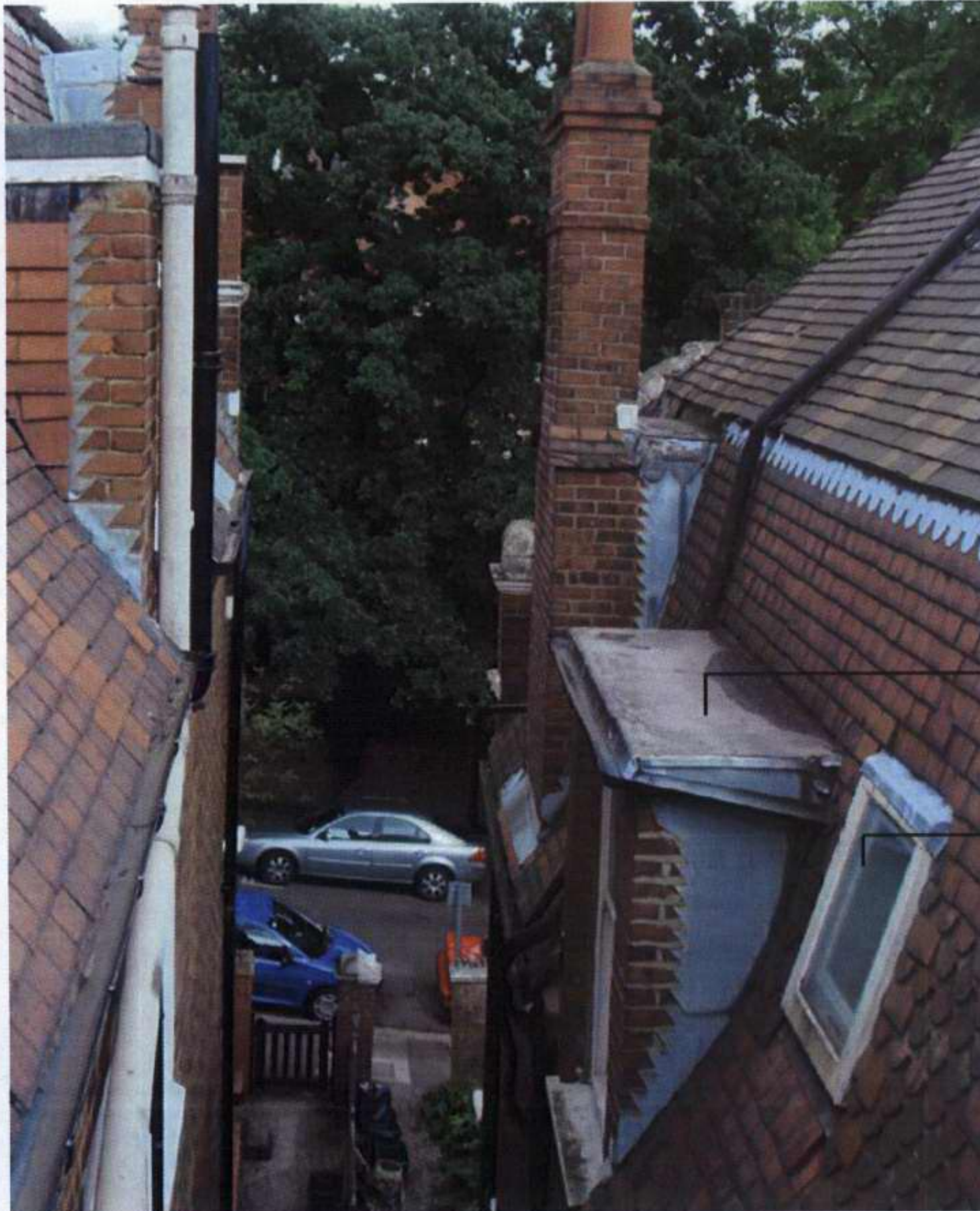
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Existing Windows No.13 Langland Gardens

No. 15

No. 13



Side dormer window
Obscured Glass.
Communal staircase
behind

Fixed rooflight with
obscured glass.
Bedroom behind

Image 1: Relationship between existing side dormer windows at No.15 & No.13
NOTE: This is not a visible view. Photograph taken by extending camera over balcony at No. 15 to demonstrate level difference between dormers.



Side dormer window
Obscured Glass.
Communal staircase
behind.

Image 2: From side bedroom window @ No.15 towards side dormer window @ No.13

#5, 15 Langland Gardens



Image 3: View from side bedroom window @ No.15 towards No.13



Image 4: View towards side of No.13 from garden side

Schott ETC 16 Solar Collector`



Image 5: Example of Schott Solar Thermal panels installed.

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