

**PLA\_DESIGN\_ACCESS**

**#5, 15 Langland Gardens  
London  
NW3 6QE**

**Design & Access Statement**

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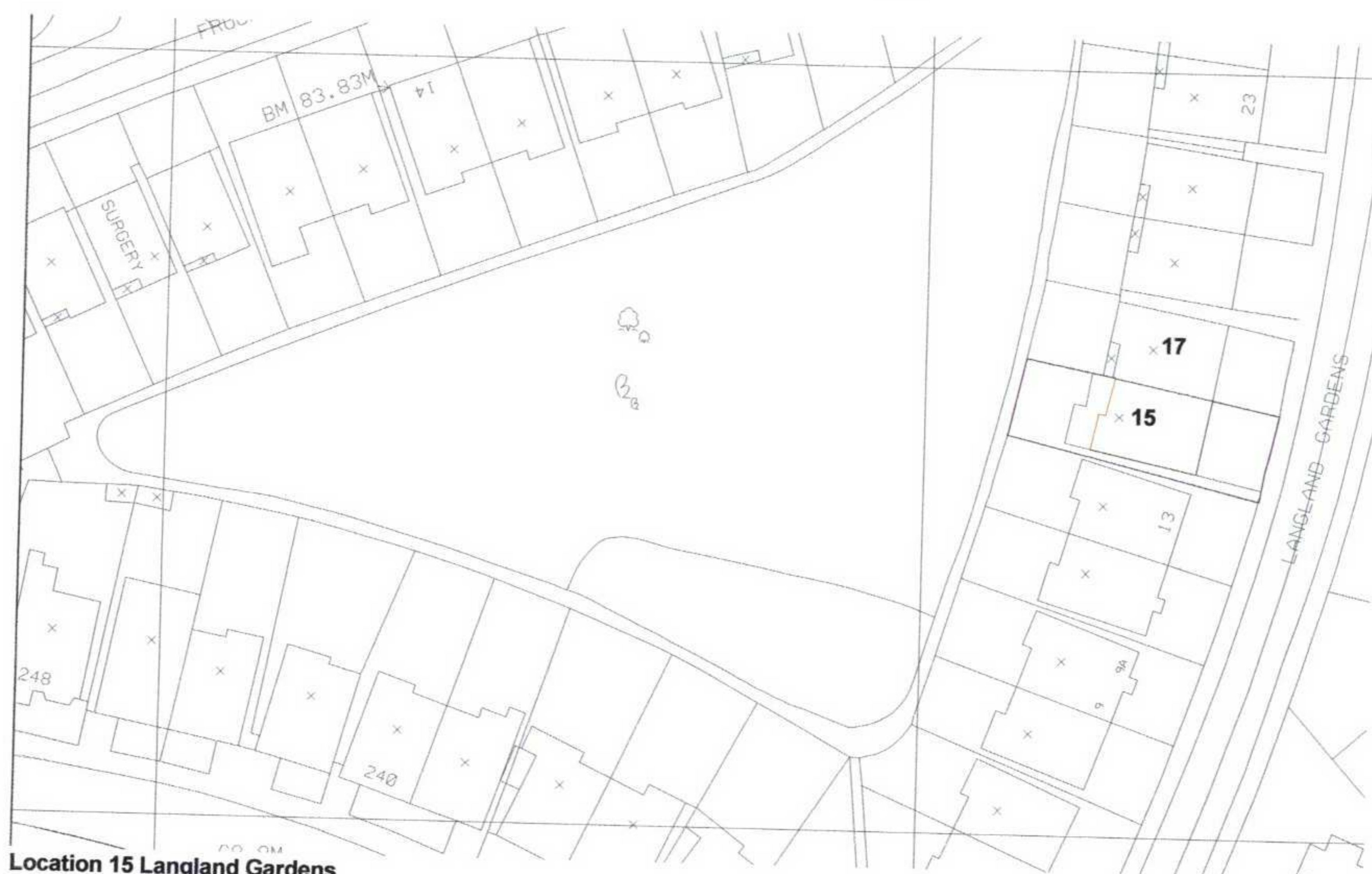
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## Assessment

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



Location 15 Langland Gardens



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 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 2 new windows are 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**

All aspects of the alterations were developed in conjunction with the Camden Council Duty Planning Officer at the outset and at a more detailed stage in a meeting with Duty Planner, Brian O'Donnell 15.05.2007. They were also discussed with Camden Council Building Control and a Structural Engineer

## **Evaluation**

The feed back from Mr. O'Donnell was positive and the alterations were thought to be both appropriate and reasonable in planning terms.

## **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 base at lower ground level is vertical and then steps back with a series of balconies and raked brick side walls with brick on edge copings. A balcony at raised ground level has already been enclosed (planning consent 1996) with a conservatory structure. The proposed enclosure of the balcony at #5 will straighten and raise an existing brick wall creating a final vertical section to offset the vertical section at the base.

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. Raising the existing window by 300mm and adding 2 additional windows 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



Image 2: View from street



Image 3: View from communal garden towards south corner



Image 4: View from communal garden towards back



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

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 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.