

APPLICATION FOR PLANNING PERMISSION FOR THE ADDITION OF A FIRST FLOOR BALCONY
TO:

FLAT 2, 78 GREENCROFT GARDENS LONDON NW6 3JQ

26/06/2014

DESIGN & ACCESS STATEMENT

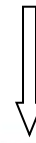


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Site Location Plan



Top Floor Flat – existing roof terrace



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Existing rear view of No.78 Greencroft Gardens

CONTEXT

The property is located within the South Hampstead Conservation Area and has been converted into 3 flats including a ground floor extension and the creation of a roof top terrace. To the rear of Greencroft Gardens generally, the first floor levels have been developed in a variety of ways with full size conservatories in some instances.

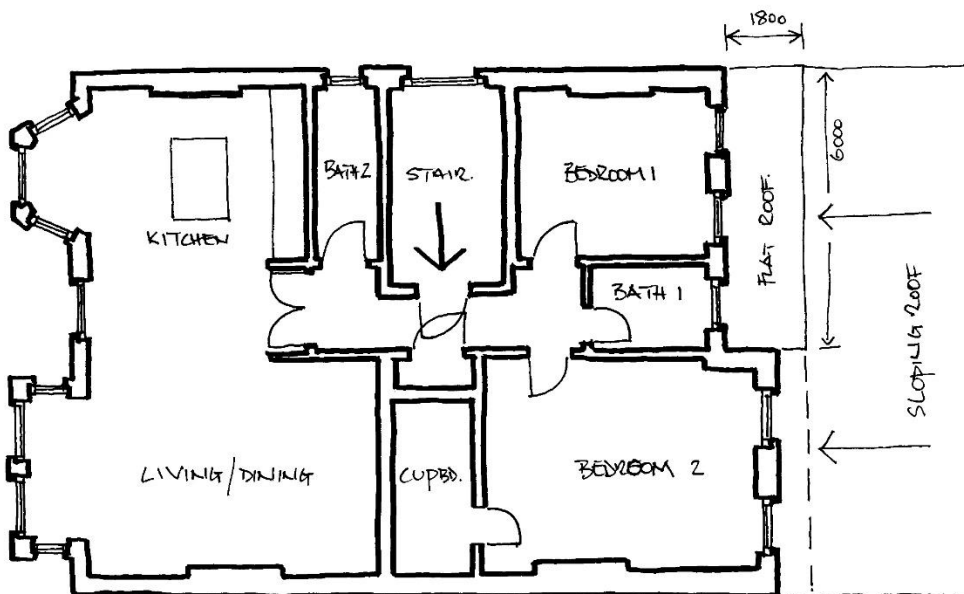
Our Client own the First Floor Flat at 78 Greencroft Gardens. The Ground Floor Flat has its own garden and the Top Floor Maisonette has its own roof terrace so the First Floor Flat is the only flat in this building without external amenity space.

The rear gardens to the properties in Greencroft Gardens and Canfield Gardens opposite are heavily planted with mature trees such that during the summer months when the balcony might be in use, the foliage of the trees will prevent overlooking beyond the immediately adjacent properties surrounding No. 78.

The extent of the ground floor extension to No. 78 restricts views into the back gardens of Nos. 76, 78 and 80.



Aerial view of 78 Greencroft gardens



Plan of existing First Floor Flat showing existing area of flat roof.



View looking towards No. 76 showing brick wall end to flat roof.



View looking towards No. 80 showing adjacent flat roof.



View looking into the garden at 78 Greencroft Gardens



PROPOSAL

The owners of the flat would like to create a small balcony by erecting a structurally glazed balustrade on two sides of an existing area of flat roof enclosed on one side by a brick wall and open on the other two sides. Opposite the brick wall the balustrade will be translucent to prevent immediate overlooking of the adjacent flat roof. The balustrade facing the garden will be clear glazing such that the whole of the rear elevation will be unaffected by the addition of railings.

Access to the balcony will be via a new door from the bedroom through the side brick wall. This door will be all but invisible from the rear of the property being 'shielded' by a rainwater downpipe on the external corner of the wall.

The balcony will measure approximately 6m long x 1.8m wide which according to the London Housing Design Guide will be almost sufficient space for 3 people to sit and eat (depth of balcony required for 3 people is 1.9m) and 6 people standing, which is unlikely even at full capacity to disturb the neighbours.



Proposed rear view of 78 Greencroft Gardens



DRAWINGS

- 454 / LOC / 01 – Site Location Plan
- 454 / A / 01 – New Door to Balcony – Existing & Proposed Plans (part)
- 454 / A / 02 – New Door to Balcony – Elevation & Cross Section through Balcony
- 454 / A / 03 – Proposed Rear Elevation showing Balcony

PLANNING ISSUES

This proposal is supported by the owners of the ground floor flat:

Jeremy Peacock
Director
Formwork Architects Limited
47 St. John's Wood High Street
London
NW8 7NJ

15th April 2014

Dear Sir,

Please accept this letter as confirmation that we – the owners of the ground-floor flat at 78 Greencroft Gardens – support fully our neighbour's application for a balcony. In addition, we can verify that the flat surface of our roof structure has been used as a makeshift balcony since 2006 by the previous and current owners of the flat above.

Kind Regards,

Marinella Valeri

Justin Bacon

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In making this proposal we have considered the application of the following Planning Policies:

DP24 – Securing high quality design

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: (h) the provision of appropriate amenity space...”



We are proposing the introduction of well-designed and detailed fixtures and finishes including structurally glazed balustrading with very few visible fixings.

DP26 – Managing the impact of development on occupiers and neighbours

Under clause “a) visual privacy and overlooking” we have shown in the photographs above that this concern can be reduced to the absolute minimum bearing in mind that the use of the proposed balcony will be no worse than the view from the existing windows in this respect.

In the case of No. 76 Greencroft Gardens the issue does not arise at all due to the brick enclosing wall and the ground floor extension roof and this proposal is supported by the owners of the ground floor below.

In the case of No. 80 Greencroft Gardens planning permission to re-develop the existing rear extension was granted 03/12/2013 Ref: 2013/5966/P with a condition to prevent the use of the flat roof as a terrace. Our application for a balcony at the same level would therefore not impinge on their privacy.

This Clause DP26 actually requires “an acceptable standard of ... amenity space” (clause h) and “outdoor space for private or communal amenity space, wherever practical” (clause k). That is to say, not only is it generally accepted that external amenity space is vitally important for residents of the city, it is now required by the London Housing Design Guide, especially in “affordable housing” that all new flats have some kind of private open space which is accessed directly from the flat, space that receives sunlight for some part of the day and is large enough for all members of the household to sit out and take a meal together.

“Private open space is desirable in all circumstances and, in general, the more private open space provided per home, the better. This guide requires that all dwellings should be provided with adequate private open space in the form of a garden, terrace, balcony or glazed wintergarden” – London Housing Design Guide

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CS5 – Managing the impact of growth and development

Clause (d) refers to “protecting and enhancing our environment and heritage and the amenity and quality of life of local communities” and clause (e) “making sure that the impact of developments on their occupiers and neighbours is fully considered”

By incorporating a simple glass balustrade including a translucent glass “privacy screen” as necessary, we will be complying with clause (f) “requiring mitigation measures where necessary”.

PRE-APPLICATION – 2014/3046/PRE – Katrine Dean

The written response to our Pre-Application dated 12/06/2014 states as follows:

Amenity – “... it was noted that the proposal would not give rise to increased levels of overlooking. It would therefore not impact on the amenity of the surrounding neighbours to an unacceptable degree.”

Design – “... The installation of a door at this level [that is to say a door to replace one of the sash windows] ... would have a negative impact on the building in terms of design.”

This Planning Application is for a different means of access to the balcony than was proposed in the Pre-Application and the existing sash windows will not be altered in any way.



ACCESS

As a consequence of the response to the Pre-Application we now propose to provide access to the balcony from Bedroom 2 through the side brick wall. The door will be glazed and set between the existing rainwater pipe on the external corner of the building and the existing soil vent pipe in the internal corner of the building and will be all but invisible when viewed from the rear of the building. (Please refer to drawings)

CONCLUSION

The addition of a balcony at first floor level will provide vital external amenity space which is now a design requirement for new build flats through the London Housing Design Guide and will enhance and contribute to the Conservation Area.

The detail design of the balustrade in clear structural glazing will minimise its impact on the existing building and will therefore not be detrimental to the Conservation Area.