

Balcony balustrade replacement

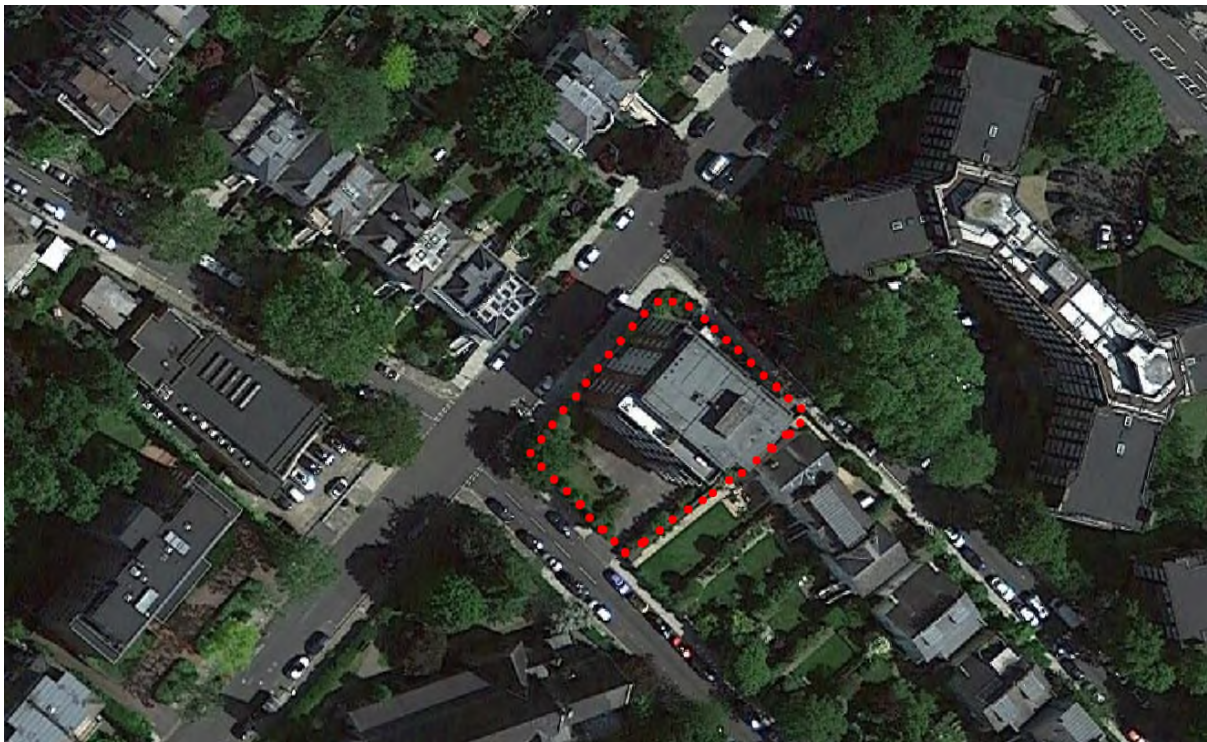
WELLINGTON HOUSE
30 ETON ROAD
LONDON
NW3 4SY

Planning Statement in support of the application for the replacement of the balcony and terrace balustrade.

06 February 2017

1. Background

Wellington House lies on the south side of Eton Road to the east of the Eton Villas junction. Wellington House falls within the Eton Conservation Area designated on the 01/12/1973 however it is of little architectural significance.



Google Earth extract showing the site

Wellington House is a brick faced concrete framed building with white windows and doors. There are mosaic tiles to the face of the projecting balconies and to some sections of the elevation.

There are projecting balconies to the North West and South West elevations and there is a sixth floor terrace facing Eton Villas. The existing balustrade to the balconies and the terrace is constructed of white painted metal frames with Georgian wired glazed infill panels and white painted metal handrail.

The existing balcony surface and the balustrade fixing points have suffered from varied defects due largely to their age and remedial works are required.

The existing balustrades are approximately 900mm high and therefore don't meet current regulations. In addition the Georgian wired glass is damaged in areas, looks dated and is of poor quality.



Wellington House showing projecting balconies to the North West and South West elevations and 6th floor terrace balustrade



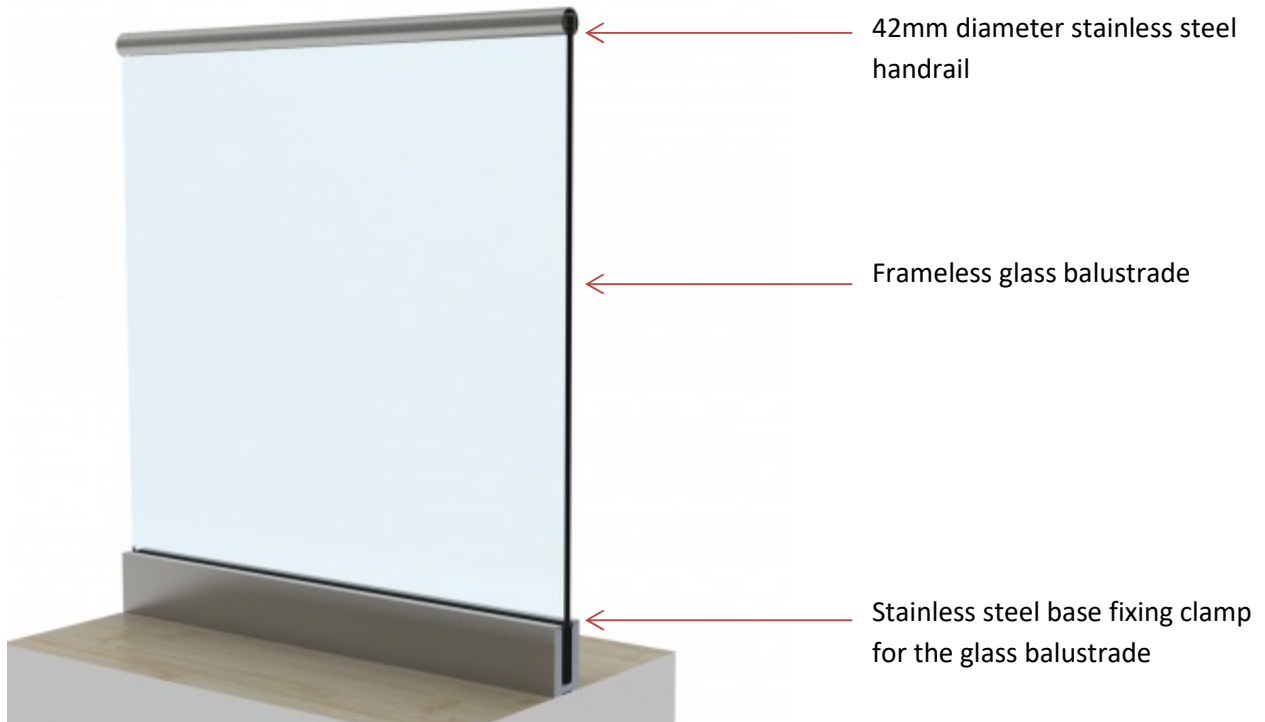
Damage to existing finishes and aluminium cover flashings



Balcony surface and balustrade fixings are suffering from varied defects

2. The Proposals

Remedial works to the balconies are proposed. This will include a new waterproof system to the balcony surfaces and the replacement of the balustrading in all external locations. The new balustrade system is to be a frameless glass system with a 42mm diameter stainless steel handrail. The base fixing plate is to be side mounted to the balconies and base fixed to the 6th floor terrace level.



Proposed frameless glass balustrade system

The mosaic finish to the projecting balconies is to be over-clad with an anodised aluminium cover panel dressed into the base of the balustrade system.



Proposed aluminium cover panels to balcony projections

3. Impact of the Proposed Design

The balconies and balustrade are an important part of the building's appearance and these defective elements with their aged finishes have a negative effect on the existing building.

The frameless glass system and the new finish to the balconies will improve the external appearance of the building. In addition the existing barrier level is low compared to current building standards therefore the new balustrading system, by meeting current building regulations, will provide a safer amenity space for the residents.

4. Access

The replacement balustrade and balcony finishes will not alter current access arrangements

5. Conclusion

The replacement of the balustrading and the associated finishes are simply to remove the old and damaged elements and replace with a new suitable system meeting current regulations. It will also improve the appearance of the building and limit ongoing maintenance. This will have a positive impact not only to Wellington House but also the Eton Conservation area.