

DESIGN AND ACCESS STATEMENT

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Top floor, 30 Parliament Hill, NW3 2TN

The following statement has been prepared to accompany the application for the proposed replacement and alteration at: Top floor, 30 Parliament Hill, London NW3 2TN

Proposal: Replace existing balcony sliding door

Applicant: Valentina Ruggiero

Date: 18 March 2018

INTRODUCTION

The application relates to the top floor flat. The existing balcony door was installed approximately 30 years ago. It is located on the top floor balcony where exposure to weather elements such as high winds and storms is considerable. The timber frame was maintained annually and bi-annually. However, signs of disintegration were noted since over 20 years ago. Issues with the timber frame's degeneration include: constant ingress of water, condensation, insulation not to current standard, open/close renders the fire escape route unviable, general unsafety and aesthetically displeasing. The proposed replacement to address these issues is to replace with an like-for-like new balcony door but custom-built with an aluminium frame. The area has precedents to allow aluminium window and patio door frames where it is installed in extensions and also the high level of exposure to elements is similar. For example, no 32 Parliament Hill.

EXISTING

The existing features will not be visibly modified whatsoever. More details explained in the following list of areas considered for the replacement:

CONSIDERATIONS:

Layout: The layout will remain unchanged

Access: As existing (also refer to installation)

External: The external look will remain unchanged. The aluminium frame colour to match the existing timber frame.

Internal: The layout will remain unchanged

Proposed sliding door specification: Sliding door to be manufactured in Crown Patio aluminium system, powder coated to standard RAL 8016. Therefore, the scale of the proposed replacement and change is minimal.

Conservation: the guidelines recommendation for windows is indeed timber. However, we propose aluminium for several reasonable factors. There is precedence in the area (best example is next door at no 32). There are also an incredible high number of windows in the road and adjacent roads which are UPVC and this is not a material we would consider. Perhaps acceptance, under certain circumstances only, of aluminium may encourage more locals to apply for planning permission rather than install UPVC without it. In historical and conservation terms, No. 30 itself has already been modified. It has been granted a modification to the building's historic structure in 1986 by means of loft extension. The existing balcony door's timber frame should be noted also already contains substantial aluminium in the internal structure of the frame. This would be a slight alteration to the material from timber to aluminium for the external part of the frame is minimal. The use of aluminium is also reinforced by current ecological standards. It will generate more insulation as well as negate the need for annual use of toxic maintenance applications. In case of fire, the aluminium frame is exponentially safer than timber therefore preferable from a health and safety point of view. The visibility of the balcony door, due to its height and inset position is minimal-to-negligible to public and neighbours' standpoint.

Design of doors: The proposed design will match like-for-like the existing door as it is custom-made.

Installation: This will not require scaffolding and so will not disrupt neighbours.

Affects to people in building and locality: The residents in and owners of the individual flat/s will benefit from better insulation and an ongoing infiltration issue will finally be repaired. The people in the locality will benefit from less nuisance from workmen in the area by less repairs needed. Otherwise, they will not be affected whatsoever.

Benefit: The ingress of water will be resolved. Overall protection from elements will preserve the integrity of the whole building. The increased insulation will meet current standards. The solution is also one of economy in both short-term and long term compared to a timber frame.

Maintenance: The proposed balcony door is guaranteed for 20 years. Maintenance does not require any annual application of toxic varnishes as it is NOT timber. If repairs are needed, the design has been devised to allow replacement via aluminium parts rather than the whole frame.

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Photo below: showing existing balcony door, October 2014
No.30 top floor flat



Photo below: showing existing balcony door, July 2017
No.30 needing repairs and no.32 built extension with aluminium frames



Photo below: ingress of water to floors below
Example of constant leaking through ceiling below



Photo below: water infiltration and degeneration of frame
Example of constant damp on timber, carpeting



Photo below: constant external repairs insufficient to keep out infiltration



Photo below: ingress of water to floors below
Example of constant damp through to flooring under carpeting



Photo below: view from neighbours
No view of balcony door from neighbours in building and adjacent



Photo below: colour match
RAL 8016 (Mahogany) was selected



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Photo below: showing a small selection of existing UPVC windows in the area
Parliament Hill, Tanza Road, South Hill Park and Nassington Road

