

19 LAMBOLLE ROAD
FLATS A/B
Planning Application



London, 22nd June 2018

PIETRO BELLI DESIGN

Pietro Belli
19B Lambolle Road
NW3 4HS
London

19 LAMBOLLE ROAD
Planning Application

Address: Flats A/B Lambolle Road - NW3 4HS London
Applicant: 19 Lambolle Road Management Company LTD
Agent: Pietro Belli Design
Contact: Pietro Belli (info@pietrobellidesign.com)

Date: 22nd June 2018

This document accompanies the following submitted drawings:

100_LOC PLAN
101_GF PLAN
102_2 PLAN
104_ROOF
105_SIDE ELEV
201_GF PLAN
202_2 PLAN
204_ROOF
205_SIDE ELEV
206_FRONT ELEVATION

THE EXISTING BUILDING

The building falls within Camden's Conservation area. It is a Victorian semi detached building with exposed red bricks at front elevation and was converted into three independent flats. The ground and basement maisonette/flat is accessed through the main original entrance door at front elevation, while the two top floor flats are accessed via a suspended metal passageway on the narrow side of the building. Such passageway is very simple and basic and of no particular interest, but does not damage the appearance and character of the premises, leaving much room for improvement.

PROJECT SUMMARY

The proposal consists in three main changes: 1) Add a new “conservation style” Velux window on the side of the building’s roof; 2) Block an existing window on the side of the building; 3) Add a new canopy over the existing metal access passageway.

DESCRIPTION

The application proposals are considered important in order to improve both the external and internal appearance and usability of the two converted flats located at first and second floor of this Victorian semi detached brick building and both accessed via a suspended metal passageway.

The first proposed change consists in adding a Velux window to the side of the building’s roof. This would allow more natural light and ventilation to the top floor flat hallway (see plan of top floor). In theory this is now obtained through a side timber sash window which faces at very short distance the nearby property (approx. only 2,2 meters distance between buildings) and is therefore not allowing much light in and, for privacy purposes, has opaque glass and is constantly closed. The insertion of a “conservation style” Velux window has been frequently allowed in the nearby properties in the same road, not just on the sides, but also at the front elevations pitched roof (see photos 2-4).

The second change is to block the existing side window (photo 1), in order to have less thermal \ heath dispersion through such single glazed timber sash, which would become redundant once the Velux is added over the roof, since it will insist over the same hallway room and not add much light or ventilation (since it has to stay closed most of the time, for privacy reasons).

Finally, the existing metal passageway (see photos 6-9) does not appear particularly pleasant and we believe it lacks of a canopy which would improve its character and be very useful to shelter from the rain. The proposed light wrought metal structure - similar to an art nouveau structure - will perfectly blend with the existing character of the building and would leave the airy and openness feel of the passage, but improve its usability and its look. The addition of a small entrance gate on the same style of the existing one facing the road (see photo 5) would also better define the property boundary and avoid strangers to rest in that dark area. The glazed elements could be in colour, following the front elevation original features (see detail of photo 5) and it would be preferable to have such transparent panels in polycarbonate rather than glass, as this is lighter than glass, does not break at thermal expansion of the metal structure and is safer if it does break.



1 - The side sash window to be closed and filled with matching bricks.



2 - Examples of existing roof windows on the semi detached adjoining property, both on the side and front.



3 - Examples of existing roof windows on the semi detached property facing No. 19 (opposite side of the road)



4 - More examples of existing roof windows on a semi detached property opposite side of the same road.



5 - Existing main entrance with metal gate and access door to ground floor flat. The main access the flat has colored glasses on top and sides of the door as per detail on the right.



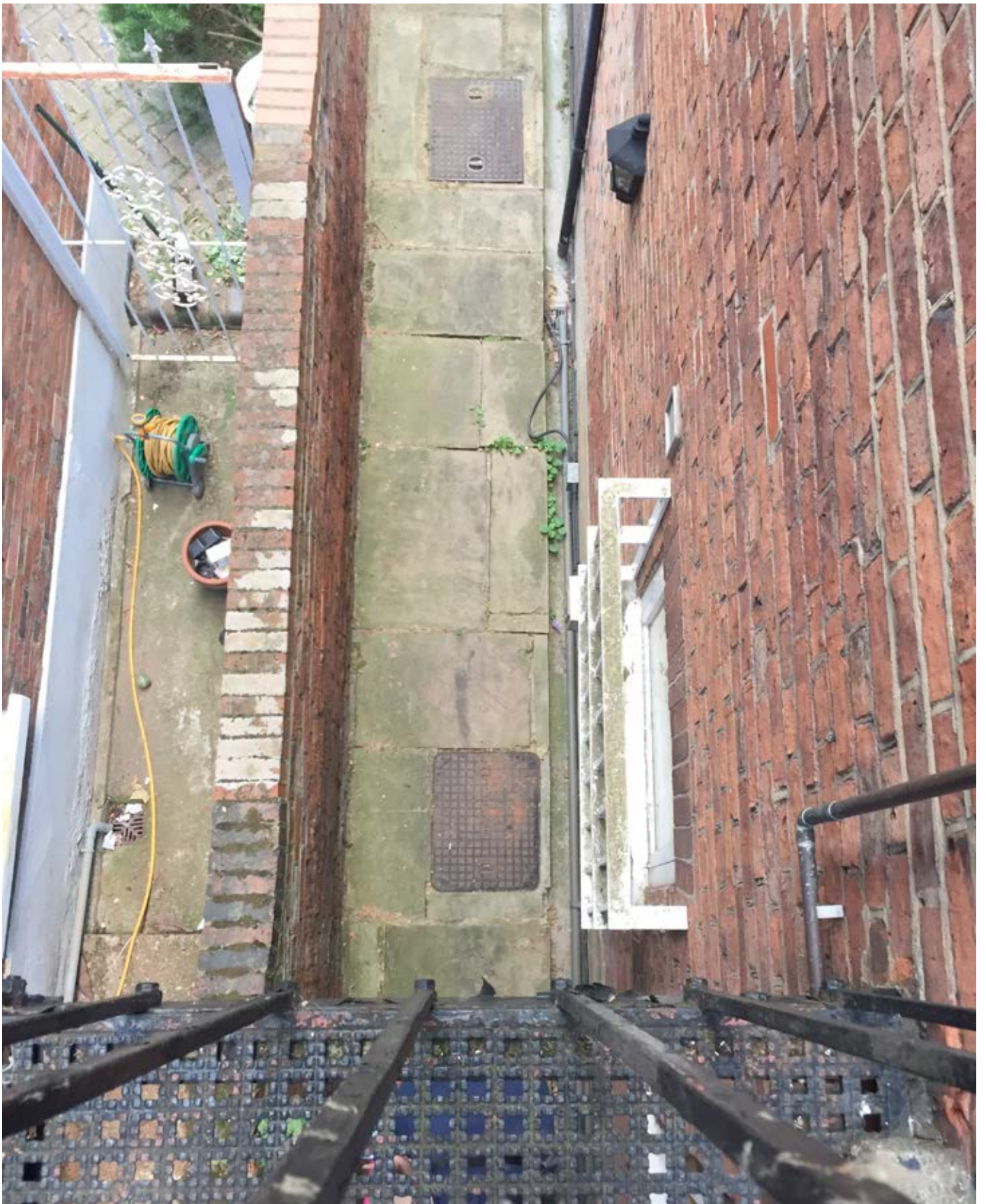
6 - Existing suspended metal passageway giving access to flats A & B from the road (Lambolle Road)



7- Existing suspended metal passageway giving access to flats A & B



8 - View of the adjoining building and its unpleasant pipes and cables from the passageway



9 - View of the lower passage with manholes from the passageway



PIETRO BELLI DESIGN - 2018
19B Lambolle Road
NW3 4HS London

e info@pietrobellidesign.com
m +44 (0) 7930 474754
w pietrobellidesign.com