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## 1.0 Introduction

### 1.1 The Site

The site is located within Swiss Cottage, situated within the London Borough of Camden. The existing Flat sits within a block of similar flats.

#### Bus

Swiss Cottage STN/B - 0.3 km:

- Route C11
- Route 113
- Route 82
- Route 46
- Route 13
- Route 268
- Route 31
- Route 187

#### LU

SWISS COTTAGE - 0.5 km:

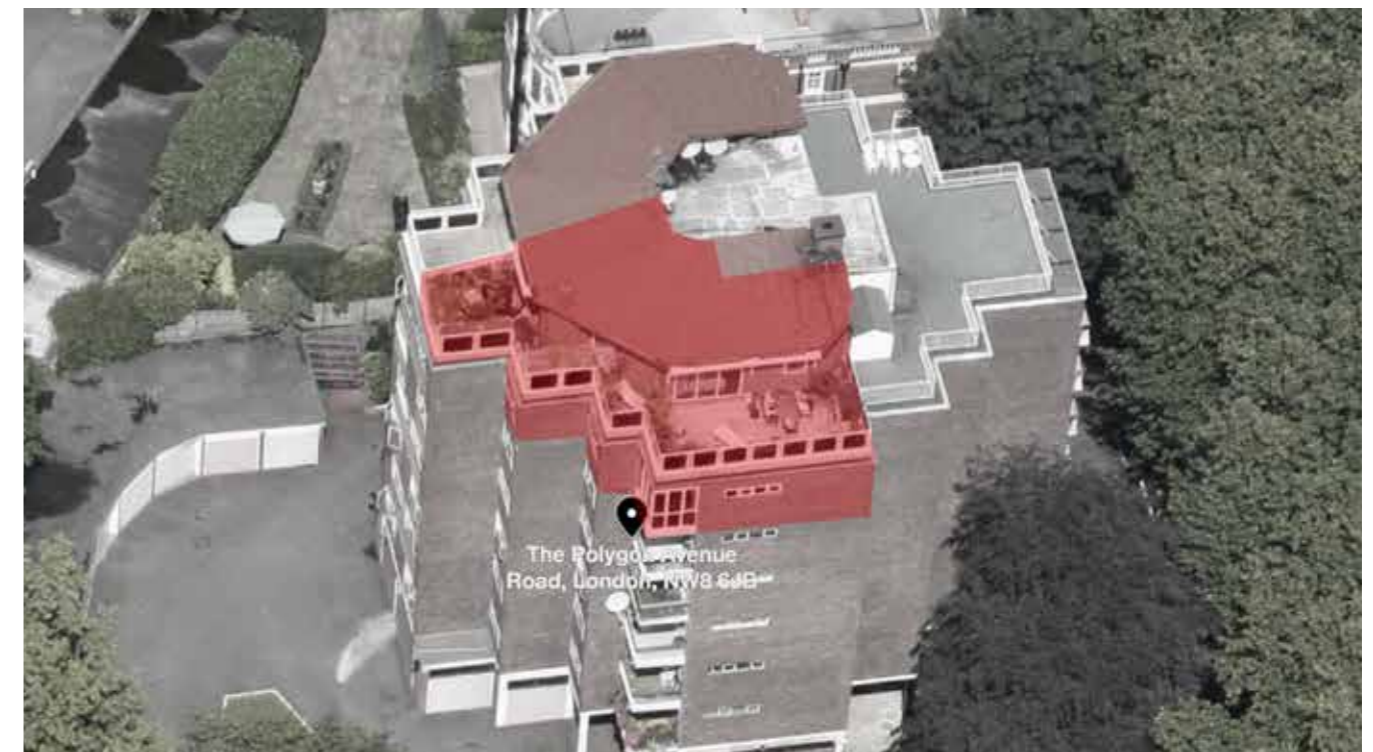
- Stratford - Wembley Park
- Willesden Green - Stratford
- Stanmore - Stratford

#### Rail

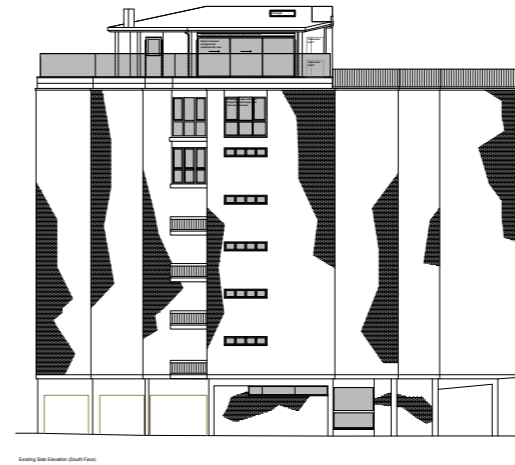
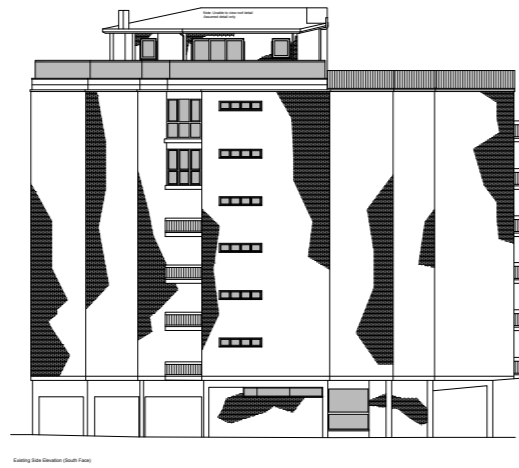
South Hampstead - 0.6 km:

Watford junction- Euston

The property is located within a TFL PTAL rating of 5.

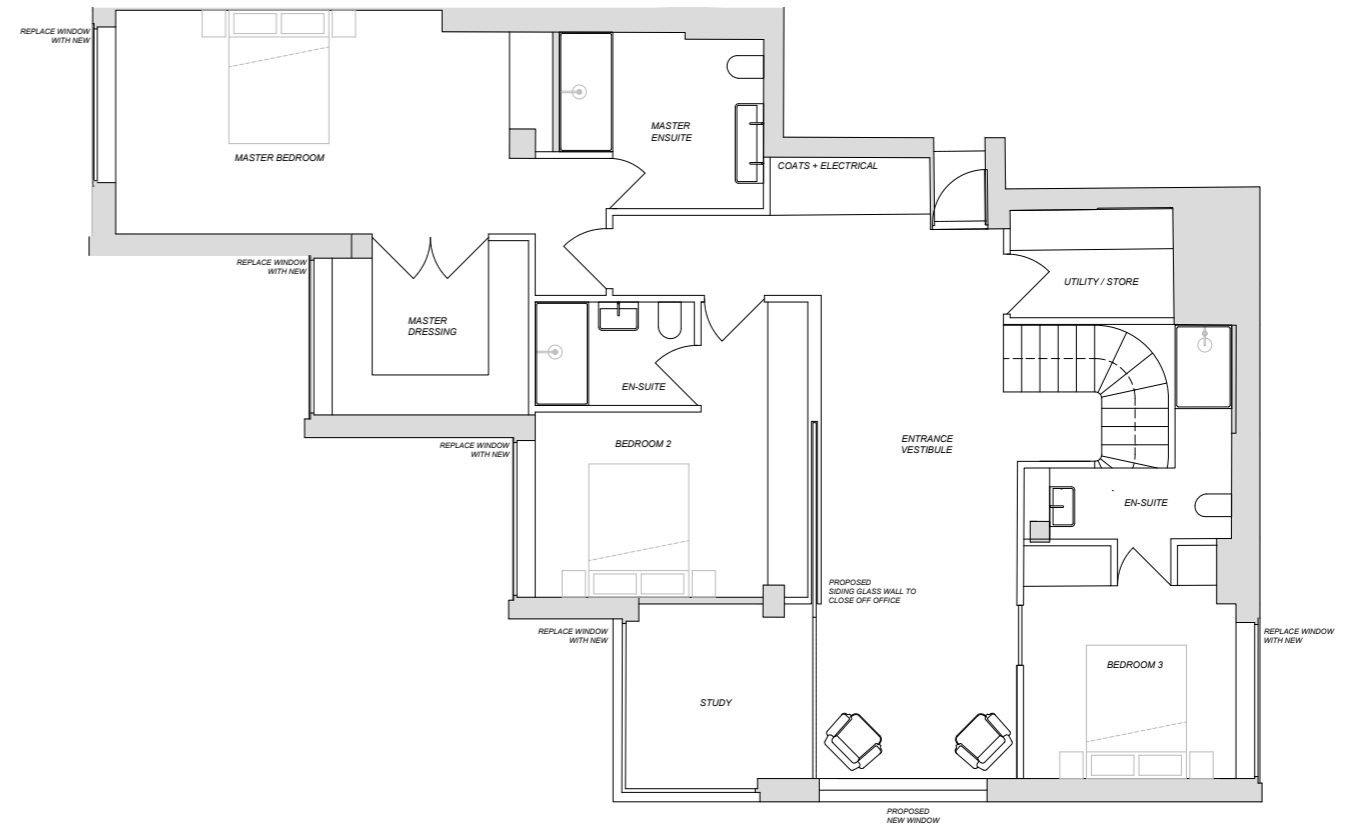
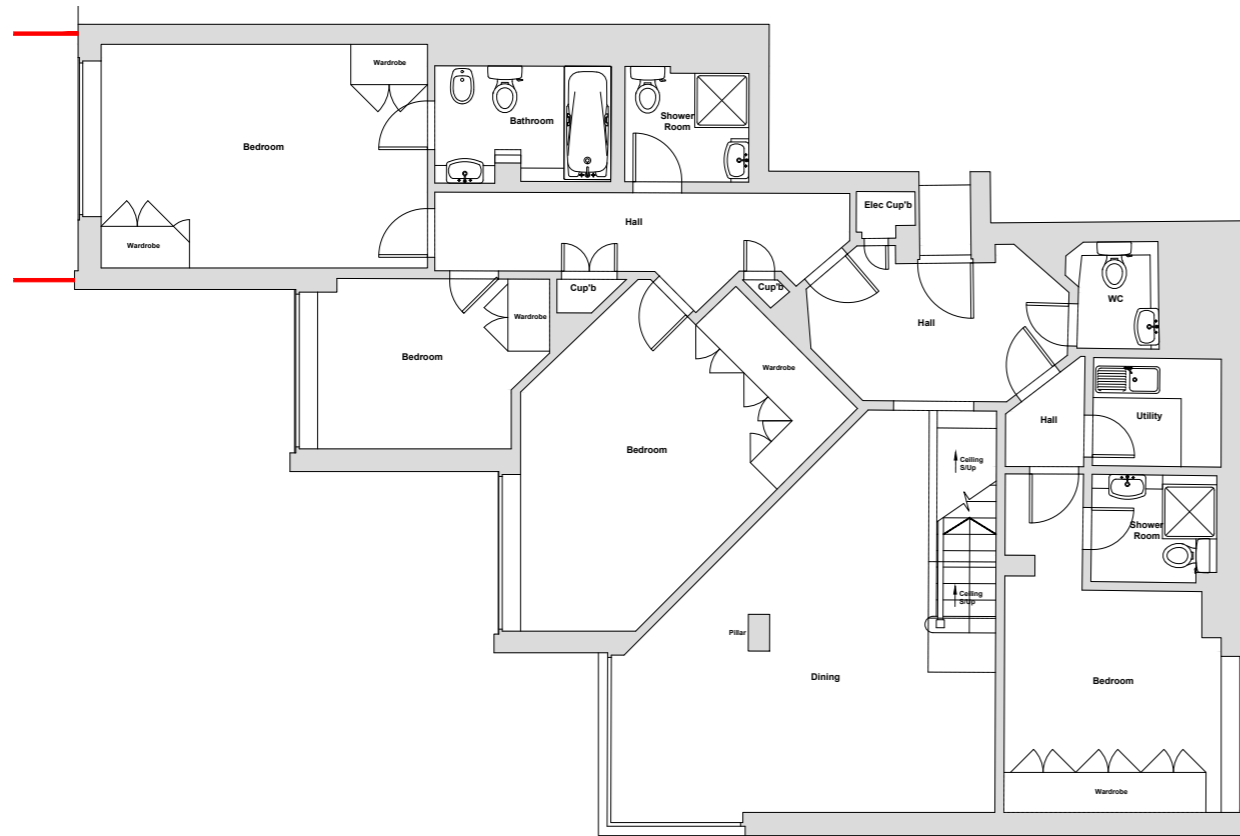


Existing Site



Existing Side Elevation

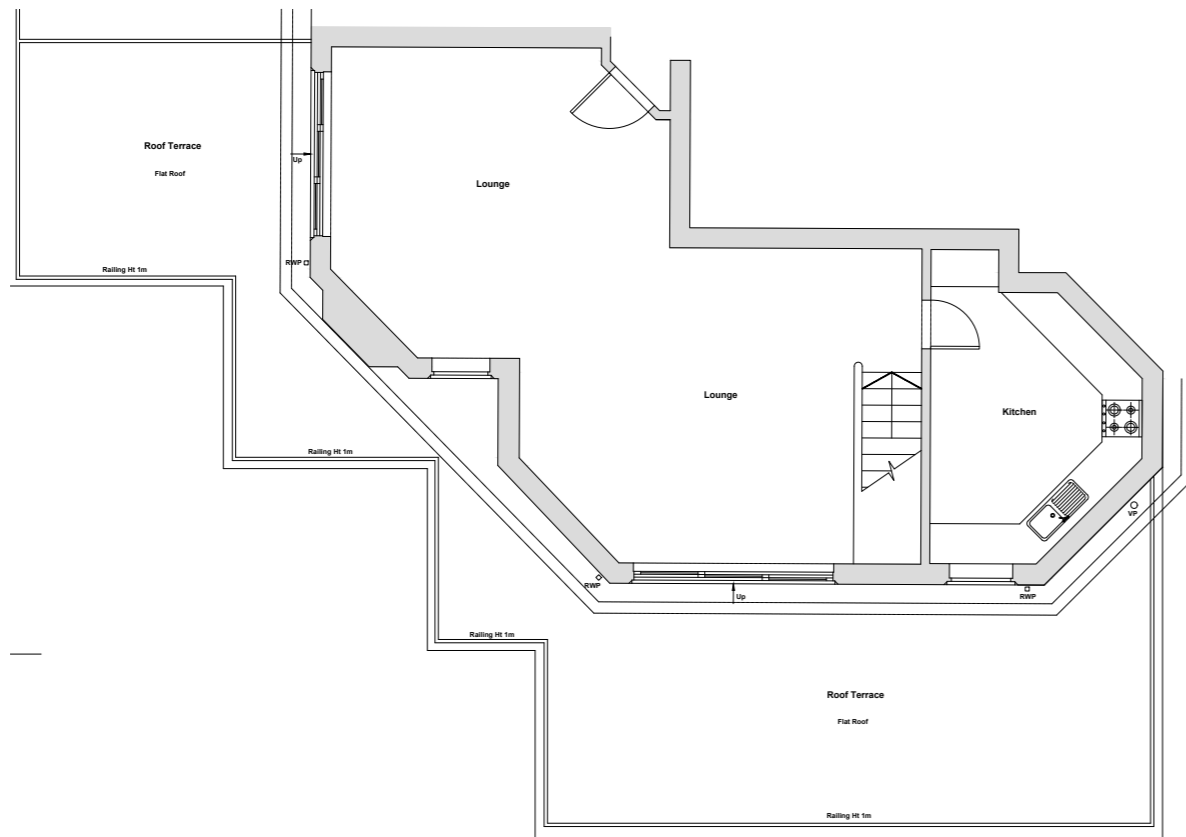
Proposed Side Elevation



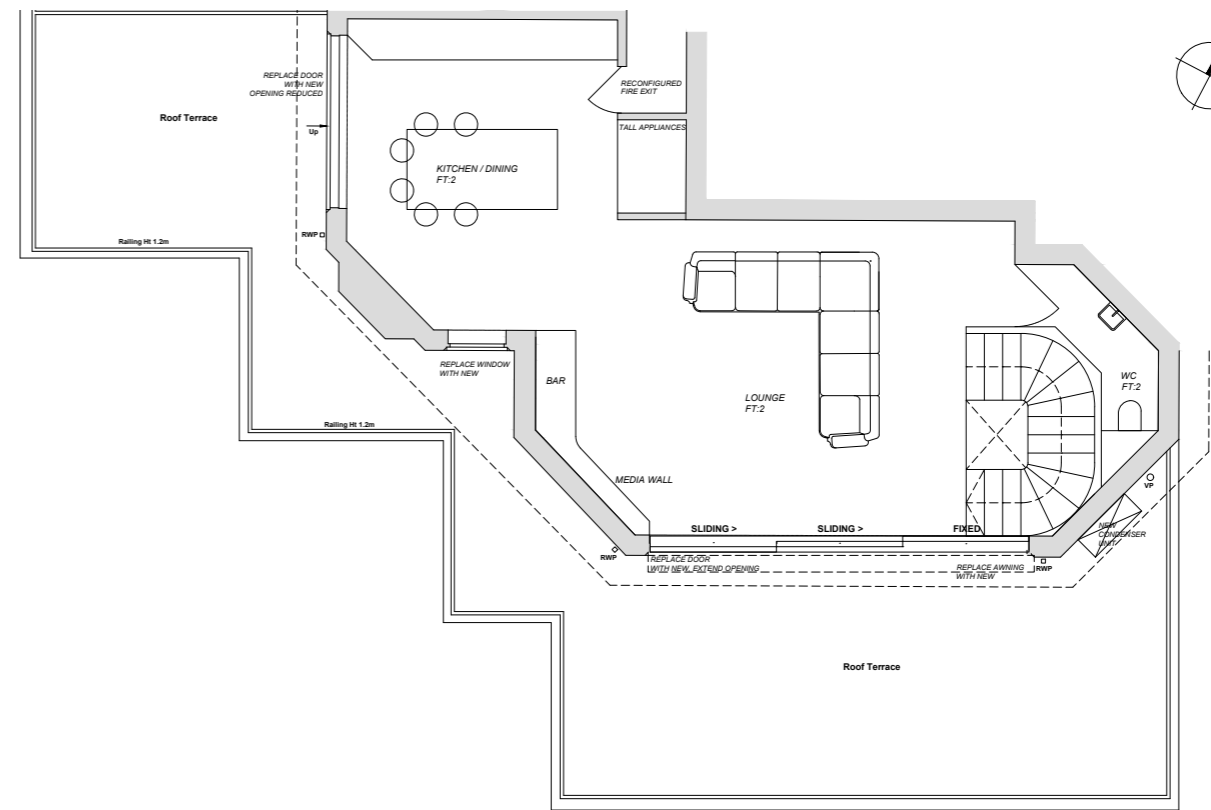
Existing 6th Floor Plan

Proposed 6th Floor Plan





Existing 7th Floor Plan



Proposed 7th Floor Plan

## 1.2 The Proposal

The proposal comprises of;

- Enlarging one window on the south elevation
- The replacement and enlargement of the sliding doors that lead to the patio.
- The addition of one new roof light
- Addition of a solar awning to protect the south facing rooms from solar gain
- Slightly extending of glass balustrade
- General maintenance and up-keep of the property, along with restoring original features of the property where appropriate.

## 2.0 Planning

### 2.1 Planning History

**Application Registered** 13-02-1985

**Application Number** 8500243

**Proposal** Alterations and extensions to the accommodation on the roof to provide sun-rooms for flats 16 and 17 on the floor below and the enclosure of two balconies on the seventh floor as shown on drawings Nos.606/01 - 07 inclusive.

**Current Status** FINAL DECISION



Existing Site Photograph; land for proposed.



Existing Site Photograph

### 3.0 URBAN CONTEXT AND SITE ANALYSIS



Front Elevation of the polygon and joining properties



Photo of front of the polygon

#### 3.1 Impact on Street-scape / Site Character and Context

The proposed external alterations remain sympathetic to the original building fabric. All alterations have been kept to the rear of the property.

As the extension is not visible from the street, the street-scape will remain untouched, and the proposals will have no impact on the areas visual identity.



Aerial photograph of the site indicated in red.

#### 3.2 Site Visibility and Views

The principle elevation is visible from Avenue road, and remains unaltered. The side of the site can only be viewed from the adjoining property, some of which are obscured with vegetation and trees.

Offering no increase in footprint, the proposed remains sensitive to the host building. Proposed in relevant materials, the new glazing will offer a sensitive modest adaptation to this home.



1. New roof light style



2. New Metal Door Style

## 4.0 PROPOSAL

### 4.1 Design Summary

Through high quality materials and robust detailing, this proposal seeks permission to construct replacement glazing to one window(enlarged), the sliding doors (enlarged) and a roof light, getting more natural light into this family home.

In order to provide additional light and improving the quality of family living space, the design of the glazing has been carefully considered to minimise the visual impact on the property whilst maximising usability and natural light.

Refer to associated drawings:

00 001 Site Location Plan  
00 100 Ground Floor Plans  
00 101 First Floor Plans  
00 102 Roof Plan  
00 200 Section  
00 300 East Elevation  
00 301 West Elevation  
00 302 North Elevation

### 4.2 Scale

The scale of the extended windows is taken from the layout of the windows directly adjacent to them on the south elevation.

The sliding doors will extend to the former reveal of the rear window and combining it into one. The height won't be amended and the left and right reveal to the changed opening will remain the existing brickwork.

### 4.3 Materials and Detailing

The materials proposed take into consideration the materials of the existing building, and in turn that of the local area.

The introduction of large slim framed metal glazed doors will provide a strong link between the indoor and outdoor spaces, whilst allowing natural light into the area which is currently dark and unusable as part of a family home. The glass will reflect the surroundings and not detract from the detail of the original flat. The glazing will be improved to triple glazing to protect the flat from overheating at the south facing facade.

The rooflight will have a small upstand to ensure that it does not protrude more than 150mm measured perpendicularly above the existing roof planes.

The current glass balustrades don't meet Building Regulations and will be replaced with new, higher safety glass options. There is no additional overlooking created.

The existing awning will be replaced with a new operational unit to modern standards to ensure windloads don't impose a threat onto the structural framework of the building.

The materials used in this project will be specified to achieve A or B ratings, within the BRE 'Green Guide to Specification' and where possible materials and labour will be locally sourced to support local industry and avoid unnecessary CO2 emissions.

### 4.4 Areas

The internal areas remain as existing throughout.

### 4.5 Access

Vehicular and pedestrian access to the property will remain unaltered.