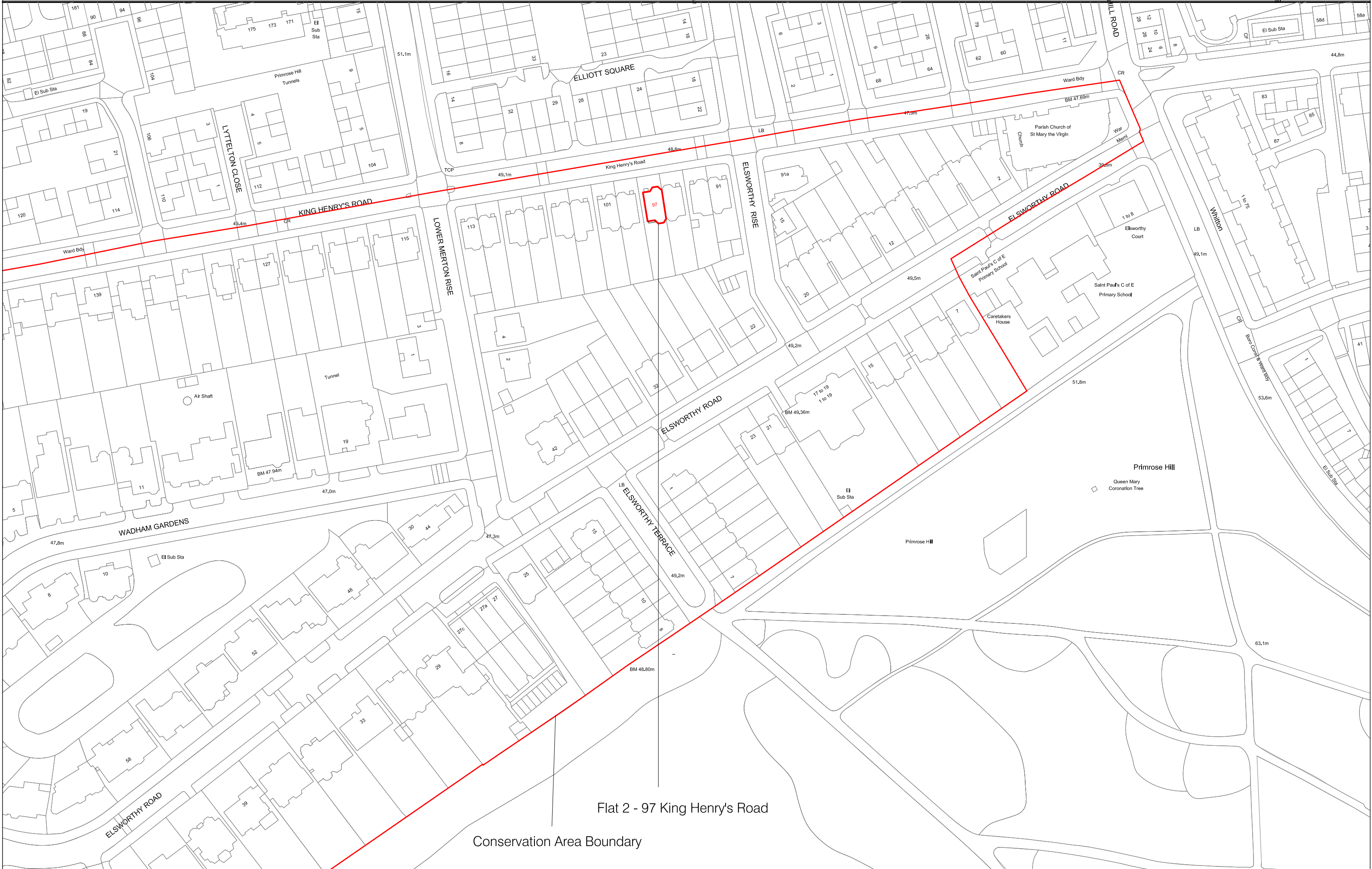


97 King Henry's Road

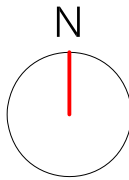
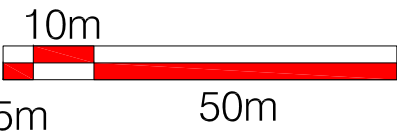




Flat 2 - 97 King Henry's Road

Conservation Area Boundary

1:1250 @ A3



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97 King Henry's Road
Site Map
Scale - 1:1250 @ A3
25 November 21

King Henry's Road

ELSMORTHY RISE

101

97

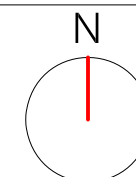
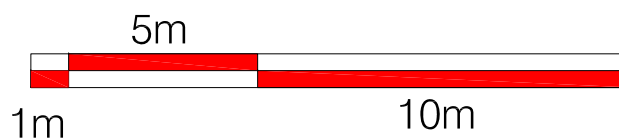
91

communal front

existing balcony

Lower ground's
garden

1:200 @ A3



Flat 2, 97 King Henry's Road

Design Statement

Introduction

This application is for upgrading an existing South facing rear balcony and new glass access doors. The property is a raised ground floor apartment.

Context

97 King Henry's Road is on the border of the Elsworth Conservation Area. Apartment 2 is situated within what was a Victorian semidetached house. The four story property is now converted into four separate apartments. Our apartment is on the raised ground floor. At the rear the garden level drops down and is owned by the lower ground floor apartment.

There's a rear external terrace, overlooking the garden, serving the first floor apartment that sits on the roof of the bay windows. Flat 2 also has a rear, south facing balcony, overlooking the garden and beautiful trees, adjacent to the bay windows. Access is via double glass doors.

External Space

As has been exposed and magnified recently - a connection to external space and fresh air is an essential component of our well-being. The original house was designed with a large garden - our need for the outside to be directly connected to our home is not a new idea.

When such properties are converted this issue is addressed by the addition of balconies. Obviously they aren't ideal, but they do give an opportunity for us to sit outside, breath fresh air, look at the sky and maybe absorb some sunshine. With home working increasingly becoming the norm, we must plan for external space to be connected to our homes. A place to, at the least, be able to sit outside and eat lunch, to escape the confines of home working life.

The Existing Balcony

The existing balcony for apartment 2 is only 70cm deep. As such it is quite unusable for anything but standing. Compared to the external terrace of the flat above which is 1500mm deep. A chair and table won't fit - lunch is out of the question.

The obvious solution would be to increase the depth of the

balcony by pushing it out towards the garden. However, this would have an impact on the property below. We are therefore proposing a solution that increases the usable depth of the balcony without changing the existing protrusion from the rear facade.

The solution is to push the existing door line back into the building creating a deeper usable area. We are also proposing to widen the opening slightly to maximise the sense of space. Minimally framed glass screens can be pulled away to the side bringing more external space and fresh air into the interior. The flooring will be designed so it runs flush from inside to out - eliminating the boundary.

By taking some space from the interior and adding it to the balcony, when the doors are slid away, a table and chairs can be part in and part out creating a feeling of being outside. Hence why it is important to also widen the existing door opening.

We are proposing a minimalist, vertically cantilevered glass balustrade i.e. no framing to obscure views. Our reasoning here is to create as clear a connection to the garden and trees beyond as possible.

Detailing

The balcony will be as structurally minimal as possible. Our structural engineer has designed it with two 100mm square box sections cantilevered out and fixed internally to the floor structure. An edge channel supports the cantilevered glass balustrade. A powder-coated bottom tray soffit will direct rain water towards a front drip sheltering the space below - this is as existing.

The reveals of the wider opening will be faces in white powder-coated aluminium. This matches the white reveals of the existing windows. All new elements, glazing frames etc. will be white to match existing paintwork throughout the rear facade.

Juliet Balcony

To further increase the sense of connection to the rear garden from the main living space we are also proposing a Juliet balcony in the middle window bay. A minimal framed glass door will open onto a toughened glass 900mm high balustrade.

Precedent

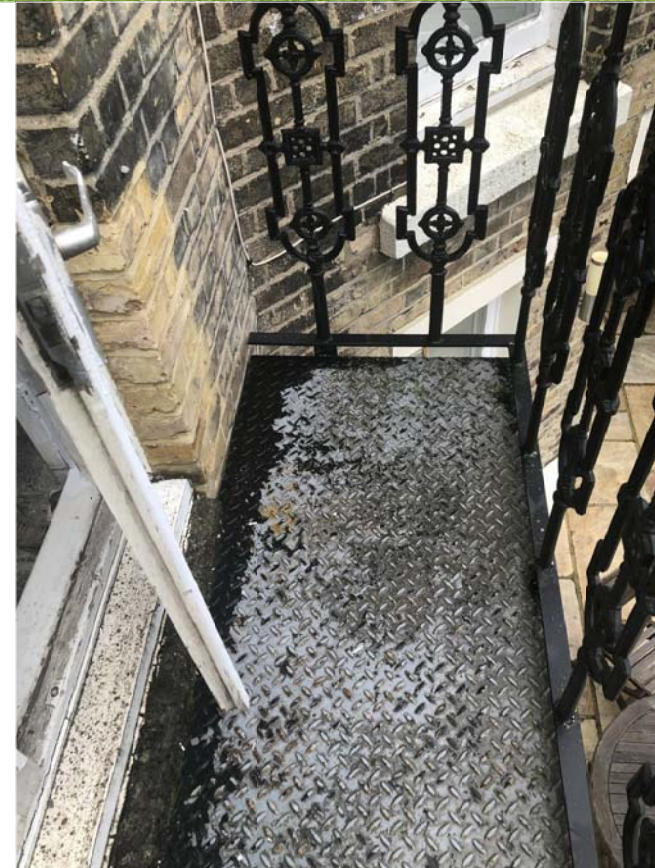
There are a number of example projects in the area where super modern architectural thinking is spliced into historic context. We

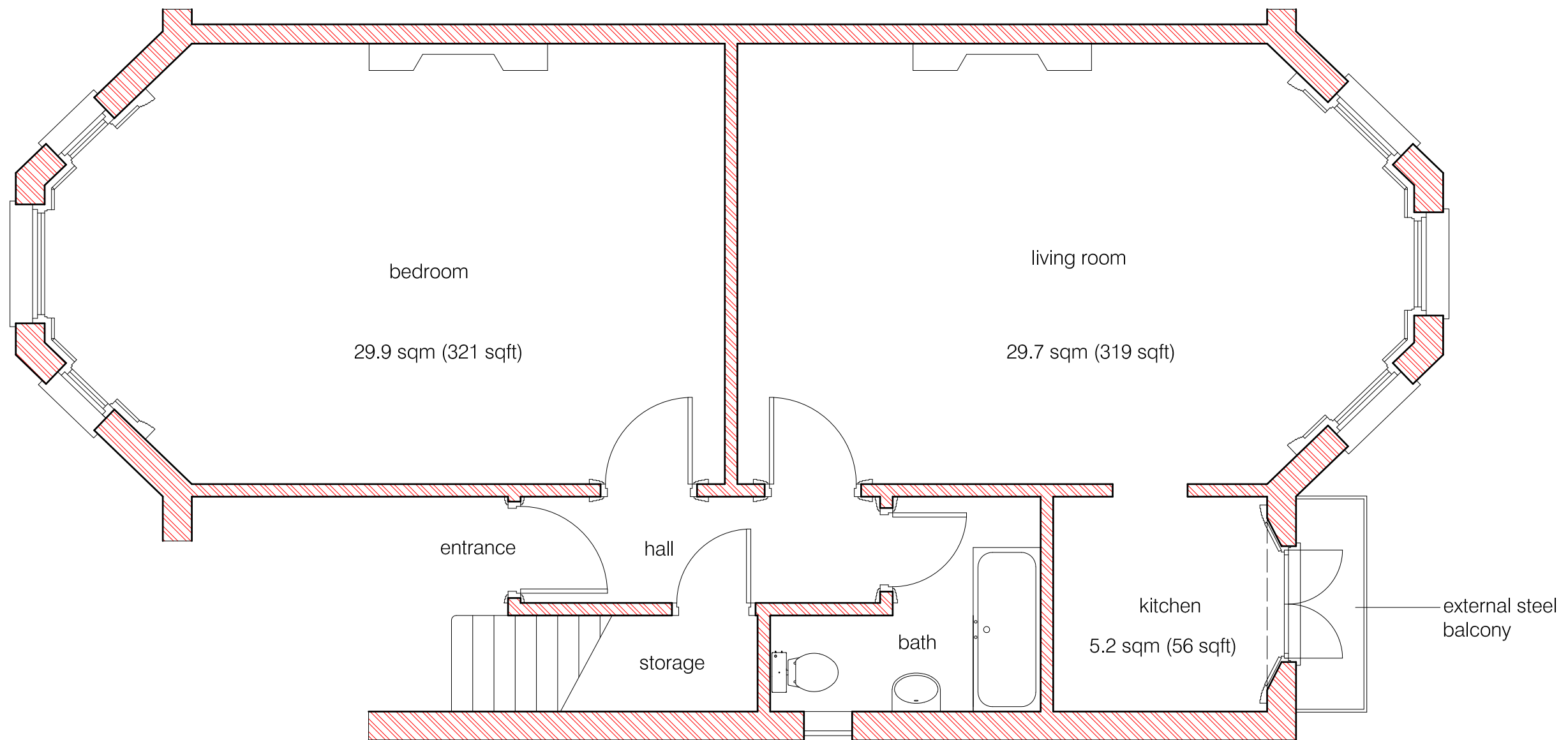
live differently now - space and openness to natural light are seen as essential. This necessitates a sensitive alteration of traditional architecture. No other project demonstrates this approach more perfectly than Jamie Fobert's award winning house at number 39 King Henry's Road. It can be viewed here - <https://www.themodernhouse.com/past-sales/king-henrys-road/>



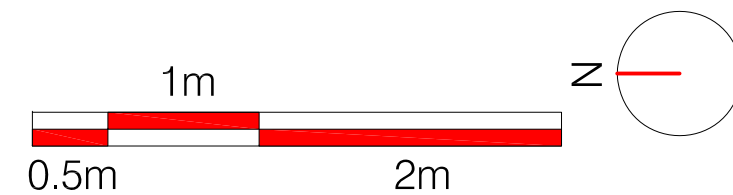
existing glass doors

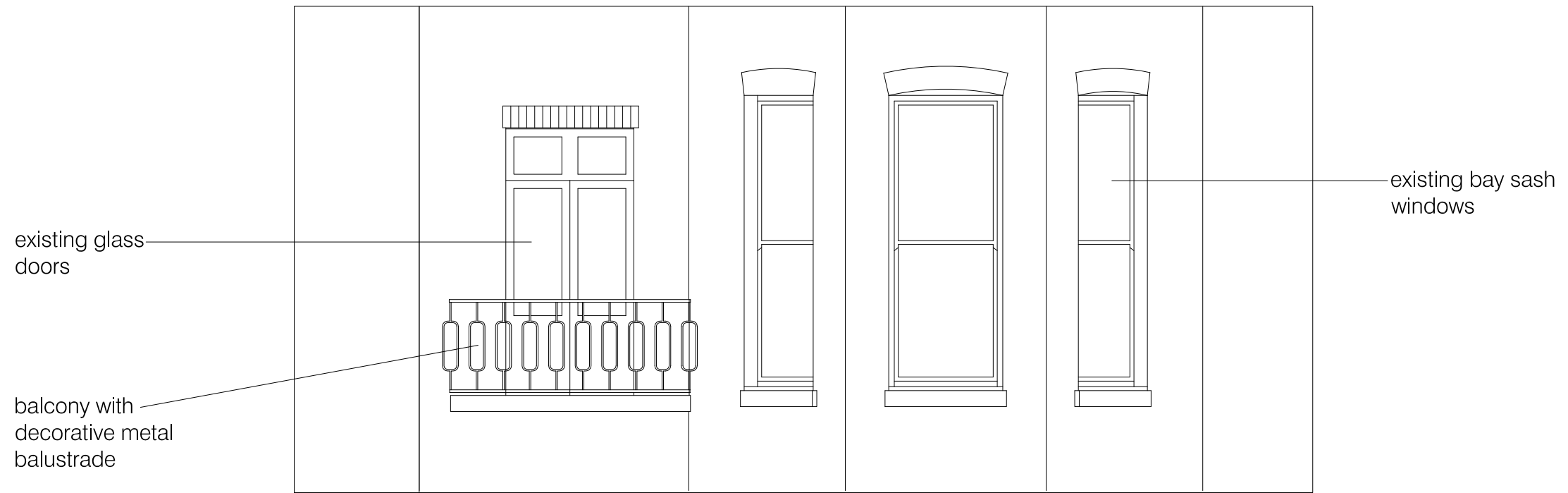
make existing opening bigger



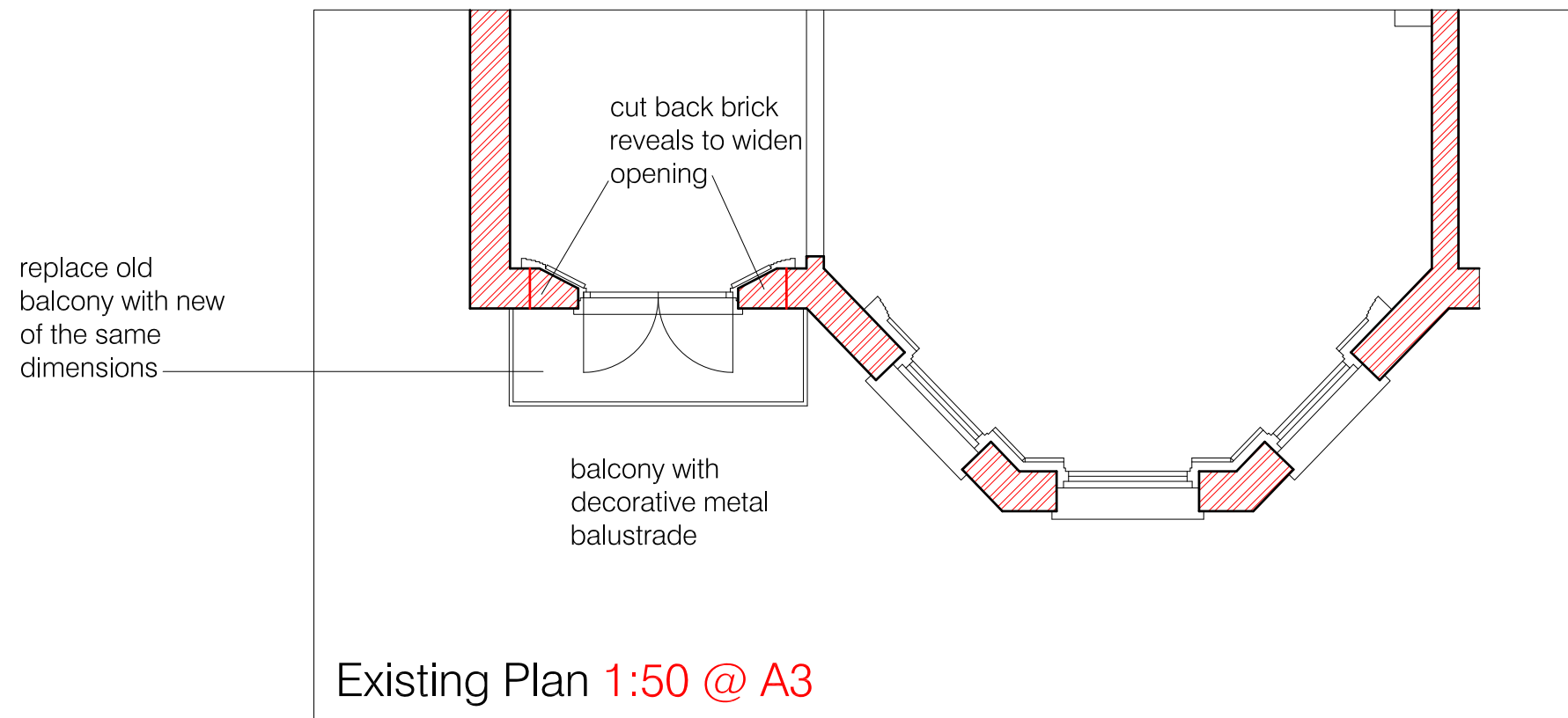


total apartment area -
78.7 sqm (847 sqft)

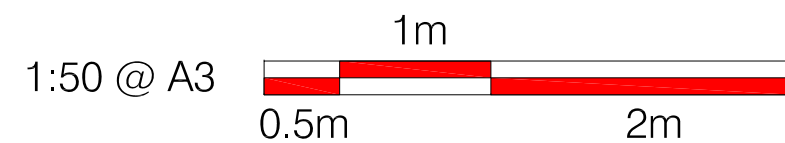




Existing Elevation 1:50 @ A3



Existing Plan 1:50 @ A3



15mm toughened glass balustrade cantilevered from base channel

cantilevered beam fixed through wall to floor joists

900

Section 1:50 @ A3

structural lintel with brick soldier course - to match existing detail

existing bay windows

new balcony

Juliet balcony

Proposed Elevation 1:50 @ A3

5mm aluminium plate - powder coated satin white to match existing timber windows

existing brick cut back

glass balustrade

Finelinealuminium glazed slide and pivot door with 22mm edge frame - powder coat white to match existing frames

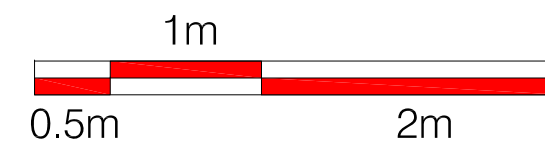
Finelinealuminium glazed pivot door with 22mm edge frame - powder coat white to match existing frames

new balcony size to be equal to existing balcony dimensions

15mm toughened glass balustrade to form Juliet balcony

Plan 1:50 @ A3

1:50 @ A3



Reveal Detail - Plan 1:5 @ A3

