

DESIGN & ACCESS STATEMENT

APPLICANT : JUSTIN MANSFIELD - 2021/5775/P

DATE: 26.12.2021

PROPOSAL FOR 14 CANTELOWES ROAD NW1 9XP
Replacement of Balcony Doors and New Railing on Balcony

Introduction

14 Canteloves Road is a Victorian four-levelled house in the borough of Camden, London. The property has been divided into two dwellings. The top dwelling, which is the first and second floor is the dwelling, which this proposal is for. Canteloves Road is primarily a residential area with the houses looking similar to each other.

We are proposing to:

- Replacing the existing balcony doors on the second floor to the back of the property with new double-glazed doors matching the style and material of the currently installed.
- Install a railing on top of the existing balcony parapet to bring the height up to the required minimum height to achieve building regulations compliance.

Balcony Doors

There is currently a double balcony door, which has deteriorated over time and is in need of urgent replacement as there is a constant draft and severe water leakage and damage. We propose to widen the opening to each side by 50mm to improve the daylight to the room replace these doors, in the same style, with double-glazed glass and hard wooden frames painted in white, which is the same material and finish as the current doors. This would increase the level of insulation to the flat significantly as well as addressing any water damage that has occurred. The appearance from the outside would not change. The only change would be the doors opening to the inside of the property rather than outside, improving the waterproofing details.

Balcony Railings

There is currently no railing along the parapet of the balcony. The balcony wall is only 650mm high. Hence, the plan is to include a railing to increase the height to the required minimum of 1100mm. The style of the railing would be a simple design (please see drawing 3 on the application 2021/5775/P), which would not impair the design and character of the building and would be in line with other railings installed at neighbouring balconies in the same street.

Summary of the Proposed Changes

- Providing safe usage of the balcony.
- Improving the waterproofing detail of the door head, threshold and reveals.
 - Increasing daylight to the flat.
- Installing higher performing glazing with better U-Value

Conclusion

The owners of the basement flat with whom we share the freehold for the whole building have already provided their consent (please see letter of consent from co-freeholders). The proposed alteration to the classic appearance of the building in its context in our opinion is not significantly changed.