

Introduction

1.1.1 This Planning Statement has been prepared by K Bava Architects Limited on behalf of the client Waldemar Zaikin. It accompanies the full planning application for the removal of two first floor brick balcony balustrades at the rear of the property, and replacement with metal balustrades and handrails to match the adjacent balcony also present on the same property.

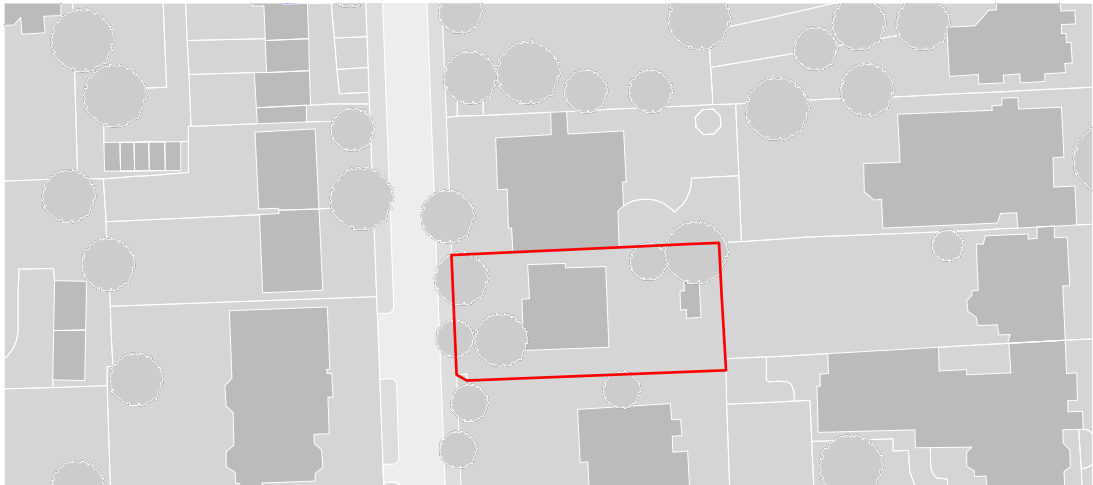
1.1.2 This statement is written following the guidelines set out on the [camden.gov.uk](https://www.camden.gov.uk) website for submitting planning applications.



View from Street

Understanding the Context

- 2.1 Site Description
- 2.1.1 66 Maresfield Gardens is a detached four-storey Victorian style purpose built apartment building, constructed circa late- 1990s. The property is divided into six self-contained flats and is located within a residential area with numerous properties of a similar style and age. It is situated close to the corner of Maresfield Gardens and Netherhall Gardens. The closest over ground train station is Finchley Road & Frognal.
- 2.1.2 The façade of the building is constructed of fair-faced solid brickwork with decorative brick quoining to the corners. The roof is constructed of a hipped timber frame system with clay tile finish. Rainwater goods are located externally, and primarily consist of cast-iron eaves gutters and downpipes. Bay windows are present to the front and rear elevations with balconies above the bays serving the first floor.
- 2.1.3 Windows are double glazed casement units.
- 2.1.4 The external curtilage consists of grassy landscaping containing shrubs, bushes and trees. The external brick boundary wall separates the property and its land from the public highway.
- 2.1.5 Flat C (where the works are proposed) is located on the first floor at the rear of the building.



Site



Satelite View of Building from Rear

Design and Access

Reason for Proposed Works

The rooms associated with the two brick balcony balustrades are considerably less bright in comparison to the reception room that has a metal balustrade. It is therefore proposed to remove the brick balustrades with metal balustrades in a design to match the adjacent balcony.



View from interior show brick balustrade



Design of balustrade to be replicated

Design and Access

- 3.1 Description of the Proposal
- 3.1.1 The works are to remove the two existing brick balustrades at first floor level at the rear of the property, and replace with two metal balustrades with metal handrails of a similar design to the existing adjacent balcony.
- 3.2 Use
- 3.2.1 The property is a residential street property comprising of six self-contained flats.
- 3.2.2 The property will continue to be in use by the residents during the works
- 3.2.3 The property is located within the Fitzjohns Netherhall Conservation Area in Hampstead, Camden (designated 1st March 1984) and is not a listed building.
- 3.3 Layout
- 3.3.1 No alterations are required to the existing layout of any dwelling.
- 3.4 Appearance
- 3.4.1 The street elevation will remain unchanged. The external building fabric will maintain its much of its appearance, style and colour. The replacement balustrades will match the other balcony which can be found on the front and rear of the property.
- The replacement balustrades will improve daylight levels of the flat, therefore aiming to reduce the energy usage of electrical lighting.
- 4.0 Access
- 4.1 No changes to access are proposed and therefore access is considered not applicable.



Metal balustrades

Brick balustrades to be removed and replaced with metal balustrades



Metal balustrades to be replicated for other two balconies

Impact of Neighbours

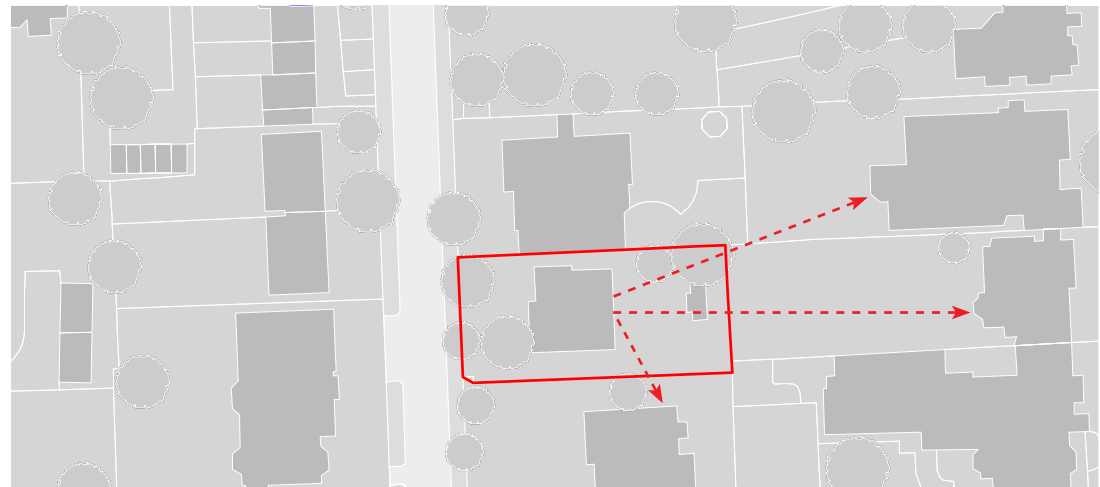
The proposed works would not have an impact on the streetscape, as the balconies are located at the rear of the property facing the garden.

There is extensive distance to other properties and therefore the change will not cause adverse impact to the conservation area or neighbouring properties. Additionally the proposed design exists on the property and will be in contrast to the existing building.

The balconies exist currently, therefore there is no change in terms of overlooking for the garden.



View from rear balcony



Extensive distance to neighbouring properties

Balustrades - confirmation requested 28.03.22

Due to the high quality of the overall architecture of the Conservation area and the building itself changes must be of the highest quality.

It is therefore proposed that the balustrades will be bespoke items replicated from the existing balustrades on the adjacent window. The end result will be a seamless intervention.

We will work with a specialist manufacturer that will survey and replicate the existing balustrades.



Metal balustrades to be replicated for other two balconies



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Built-up areas of residency like London and other highly populated cities can benefit from having a balcony installed on their property. A balcony is an asset to any property which allows for a small outdoor haven to enjoy the sunshine. Our Balconies are handcrafted and designed in the UK by skilled Italian metalwork specialists. We believe in quality, for this reason, we only use the finest materials to guarantee the durability of our products.





Summary

5.1 It is proposed to replace the existing brick balustrades at first floor on the rear elevation of the building of Flat C. The new balustrades will be painted metal of a similar style and design to the adjacent balcony, therefore maintaining the existing aesthetics of the property as closely as possible.

5.2 This upgrade will have a positive impact on the resident as it will improve the daylight levels of the flat, and therefore reduce the reliance upon electrical lighting during the day.

5.3 The upgrade works will not adversely affect the look or character of the building or affect the character of the area. It should also be noted that the windows are located on the rear elevation of the building and therefore cannot be seen from the public highway.

5.4 Taking into consideration the issues detailed above, it is hoped that the proposal as outlined in this design and access statement, and additional submitted documentation, will result in this planning application being successful and planning permission being approved.

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