

## Design & Access Statement

Dancer's End, Fitzroy Park, London N6 6HT  
Replacement Balcony

### Introduction

The proposals involve the replacement of a first floor balcony to the rear of the property. The building is not listed but is in the Camden Highgate Conservation Area. The original house was built in the 1930s with various alterations and extensions to the property since. The insitu concrete balcony with wrought iron balustrading was added in the 1940s.

The existing balcony is extremely heavy construction for a domestic property and was not incorporated in a very robust structural manner. The meagre, unpainted supporting steelwork, within the adjacent floor, is severely corroded due to condensation from the kitchen below and water penetration from the cracking in the balcony.

Cracking in the surrounding brickwork and the balcony itself, alarmed the applicants sufficiently to commission a detailed structural survey. Such was the precarious nature of the balcony structure, that temporary propping was immediately required. The structural analysis indicated that there was even a risk of this leading to the destabilising the rear wall of that part of the house.

Such is the impact of the balcony's movement on the rear of the house, and the reactionary movement once the overbearing load is removed, that the entire floor above the kitchen has to be reinforced with structural steelwork. None of the structural reinforcement will be visible once the work is completed.

The balcony is potentially dangerous and needs demolishing as soon as possible. To this end extensive temporary works are also proposed to facilitate its safe and phased demolition. It is requested that prior approval for the demolition is given as a matter of urgency.

### Proposals & Use

It is proposed to replace the balcony with a smaller and lighter design of a similar appearance re-using the existing balusters, if possible. The balcony is accessed from the adjacent dressing room via a pair of painted Crittall steel doors which open out.

### Appearance

The aim of the design is to be in keeping with the existing design and the roof balustrading to the existing rear extension at the opposite end of the house. As the applicant wishes to re-use the existing balusters, the design incorporates space below the handrail and above the balcony deck to comply with current standards. The existing balcony clashes with the tiled lean to pitched roof below. A lead-lined recess is proposed within the pitched roof to allow the installation of the balcony and associated weatherproofing details.

### Proposed materials and finishes:

1. Structure: Painted galvanised steelwork
2. Balusters: Painted wrought iron bow bar balusters re-using balusters from existing balcony, if possible. Any supplementary balusters to match.
3. Handrail: profiled bronzed sleeve to match existing
4. Balcony deck: Ecodek composite timber decking planks
5. Pitched roof recess: Traditional lead