	English	Íslensku
1	To be clear, it was never Skala's intention to allow enclosures of this kind on the house if not necessitated by the authorities.	
2	Skala's intention in this evaluation is to preserve the integrity of the overall design while trying to make allowances for as many people as possible. But we strongly believe that permitting every apartment to construct these enclosures could be a detriment to the overall appearance of the house and cheapen the overall aesthetic.	
3	Enclosure systems on the south facade were required for compounded reasons, but they were a last resort to mitigate conditions required by the planning committee that were introduced late in the project development.	
4	Apartments on the exterior east and west facades were designed to have more transparent build-outs as a feature of the apartment that also provided shelter for the adjacent balcony spaces. We don't want another glass enclosure to compete with the aesthetic of the building design as it was conceived. Additionally, we're concerned about detailing of the glass enclosure systems around the cladding relief of these structures. It's Skala's opinion that the reasonable expectation of sheltered outdoor space has already been provided by the design of these building elements and therefore svalalokun are not permitted on these facades. Apartments on the interior facade were unable to have build-outs due to the structural demands of these elements translating into the garage. Therefore, we are willing to allow svalalokun for some of these balconies so that these residents might enjoy some of the same qualities of the interior space given to the apartments that face outside of the plot, as long as the conditions above are also taken into consideration. Therefore, 4.hæð apartments are excluded from this allowance.	
5	Instances where we will allow enclosures like this to be erected again will require that there exists already an overhead enclosure element (i.e. balcony slab above) that can help define the boundaries of the system and provide a roof component. Apartments with larger outdoor spaces will have their permitted enclosure space confined to the extents of the overhead footprint of the balcony slabs.	
6	The glass enclosures cannot interfere with the overall sculpting and massing of the house at corners, setbacks and edges. Therefore glass enclosures are not permitted in situations where the enclosure might be on the corner of the house.	
7	Enclosures cannot be complex in form. A maximum of three faces is permitted.	
8	Enclosures in alike apartments which translate vertically on the façade must align unless otherwise noted.	

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	English	Íslensku
9	The openings in this building are staggered. As such, we have to be mindful of where they occur as they translate to apartments that might have different layouts. Enclosures translating down the facade as dictated by the balcony slabs are not permitted to extend over window / door openings. They have to step inside of the overhead slab structure to a point between openings. The space they enclose should not equal less than 4m2.	
10	The setback balconies on the rooftops of the house are of a different archetype, but they still have sheltering walls in most cases that help to deflect weather elements. And most of these spaces on the third and fourth floors only have an overhang of 1m, which is not a suitable depth for an enclosed space. Glass enclosures are not permitted on these balconies.	

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skala: arkitektar

2220 Hafnarbraut 14
Svalalokun Permission

3

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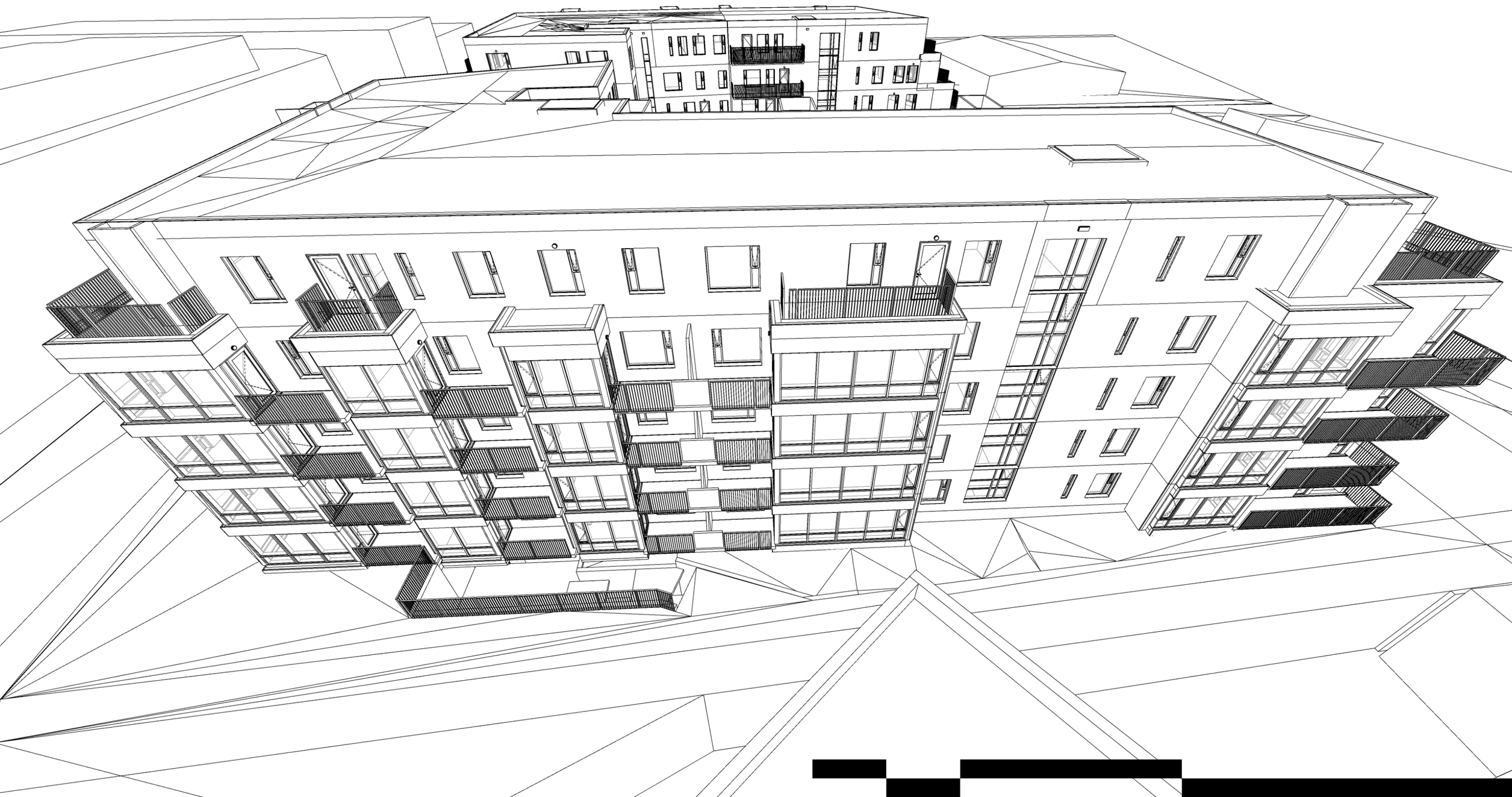
skala: arkitektar

2220 Hafnarbraut 14
Svalalokun Permission

4



Skjal sótt af '00/0000/00' dags: 24.10.2026

skala: arkitektar

2220 Hafnarbraut 14
Svalalokun Permission

4

Skjal sótt af '0000000' dags. 27.10.202

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Svalalokun Permission

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skala: arkitektar

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Svalalokun Permission

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Svalalokun Permission

Svalir Nr.	Apartment Nr.	Permitted Size
		m²
1.HÆÐ		
0127	0103	4,2
0129	0105	8,2
0134	0110	15,6
0135	0111	11,1
0136	0112	14,0
0137	0113	5,3
0142	0118	5,6
0143	0119	5,5
2.HÆÐ		
0229	0203	8,5
0231	0205	8,2
0239	0216	5,6
0240	0217	11,9
3.HÆÐ		
0325	0303	8,5
0327	0305	8,2
0335	0316	11,9

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