

FELIXDB

15/3/2023

118 Torriano Avenue NW5 2RY

SUPPORTING, DESIGN AND ACCESS STATEMENT
REPLACEMENT WINDOWS FRONT AND REAR ELEVATION. REPLACEMENT FRONT DOOR – PLANNING APPLICATION

Introduction

The property is a Terraced house constructed circa 1850s. The property is a single-family dwelling arranged over 4 floors. The exterior walls are London Stock brick. The roof is in its original form and is covered in slate. The property sits outside the Camden Conservation Area but is on the Camden local listed building register, but is not Statutorily listed.

The Front elevation has decorative painted stucco detailing around the fenestration.

All the windows are original, painted timber sash windows. At the front of the property there is a small 5x5m square tiered garden with a stone access stair to the low ground level. There is also a stone stair from the garden to the front door at upper ground level. This is the description of the dwelling from Camden's Local List Document;

The property is part of two terraces of mid 19th century houses, set behind shallow front gardens, visually unified by the use of stucco to basement and raised ground floor elevation, and stucco quoins. The building line is unusually and irregularly staggered which lends a rather jaunty character to this group which otherwise presents a strong and formal edge to the street in traditional townscape manner.

Design

The proposed scheme involves replacing the timber sash windows and replacing the front door.

The existing timber windows to the front and rear elevation are in a bad condition with broken parts, rot and single glazing.

The proposed replacement windows would be high quality FENSA approved painted box sash windows with lead weights. The windows will benefit from modern timber joinery methods and advanced paints that come with a 10 year guarantee.

Great care is taken by the manufacturer to match every visible detail of the tradition sash windows.

They will be like for like the original windows in every respect, except for having 24mm double glazed glass. The glazing rebates will have Victorian ovolo mouldings. The new windows will be fully recessed into the brick reveals.

Please see sash window detail drawings in the application.

The front door is also in a bad condition, with screws pulling out of worn down and rotted timber, causing draughts, poor functioning, not shutting or locking properly. The proposed front door will be made with high quality materials and joinery methods whilst also replicating the original door's mouldings and detailing.

The current windows are in a poor condition with rot and draughts. Heat loss and draughts are a concern to the residents as is condensation, air tightness and maintenance. This has led to this application to replace the sliding sash windows.

The changes to the front and rear fenestration will enhance the locally listed property by restoring the house with high quality, like for like, traditional sash windows.

As the proposed windows replace original windows in their current openings the development will not result in any additional overlooking or loss of neighbouring amenity.

Access

No access considerations are needed for these alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

Please let me know if you require any further information.

Regards,

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