

Boncara, 35 Templewood Avenue
London
NW3 7UY

Design & Access Statement

Planning application for alternations to the fenestration including:

- Replacement of existing windows
- Enlargement of existing windows
- Installation of new windows

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Introduction & Site Description

1.1

This document outlines the proposal for alternations to the fenestration at Boncara, 35 Templewood Avenue including:

- Replacement of existing windows
- Enlargement of existing windows
- Installation of new windows

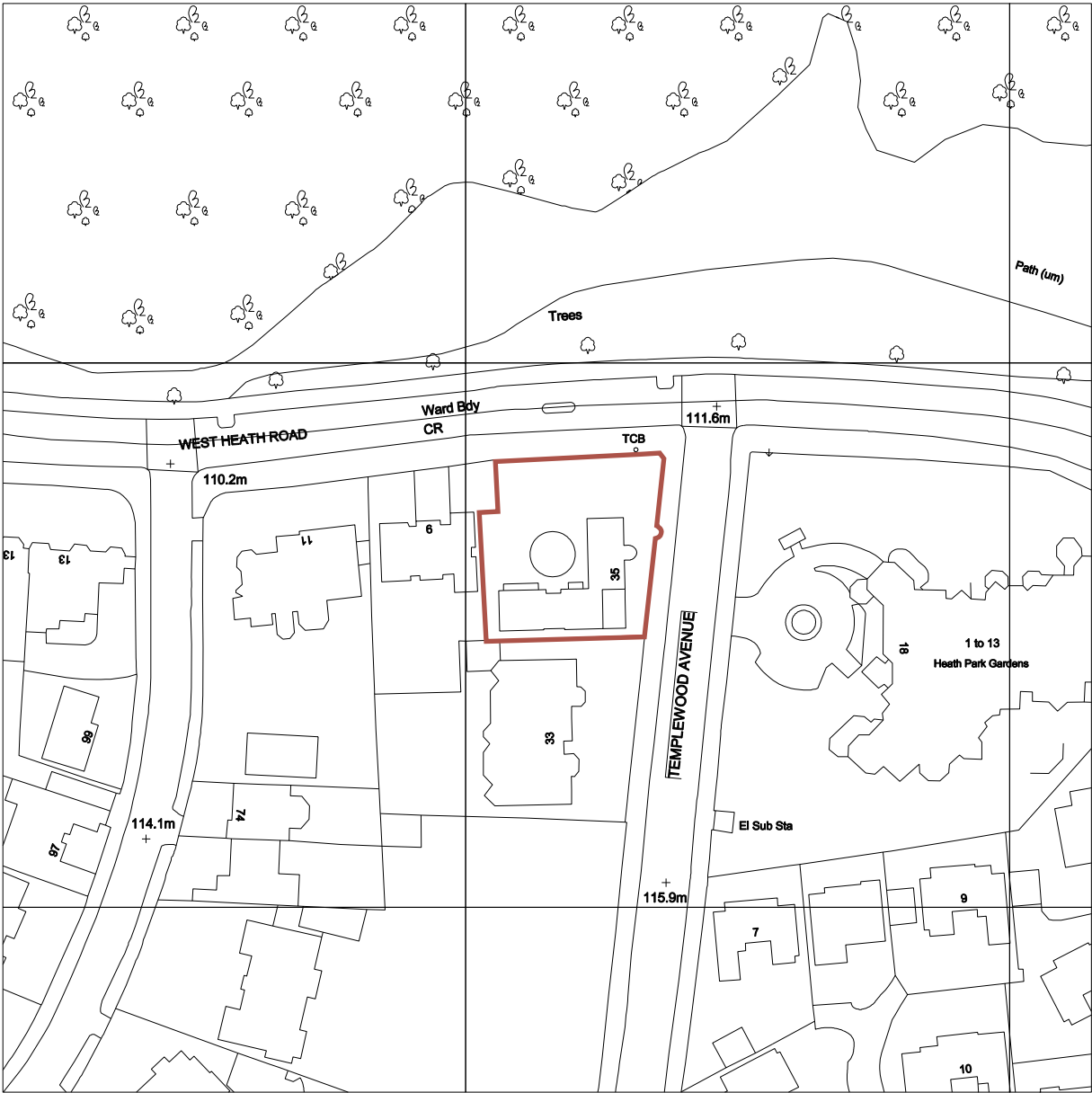
The application proposes to provide natural daylight to the internal rooms and harmonise the materiality and architectural quality of the fenestration with the existing finishes and surrounding buildings.

1.2

The site is located at 35 Templewood Avenue in the London Borough of Camden (LBC). The property is within the Redington and Frognal Conservation Area. The building is adjacent to a Grade II listed swimming pool, however is not listed and is not curtilage listed.

The entrance to the site faces East, onto Templewood Avenue.

Site Description



1:1250 @ A3

Location Plan

Key

Denotes site boundary

Site Description



Key

	Denotes site boundary
	Redington and Frognal Conservation Area

Aerial photograph - Boncara, 35 Templewood Avenue

Site History

1.3

Historic maps show the site between 1870s and 1960s. The last map shows the Grade II listed swimming pool, built in 1968.

The pool is located on the land originally attached to the nearby Schreiber House, a four-storey property built for furniture manufacturer Chaim Schreiber in the 1960s. The original Schreiber House site was subsequently divided and today the pool is located on a neighbouring property, on Templewood Avenue.

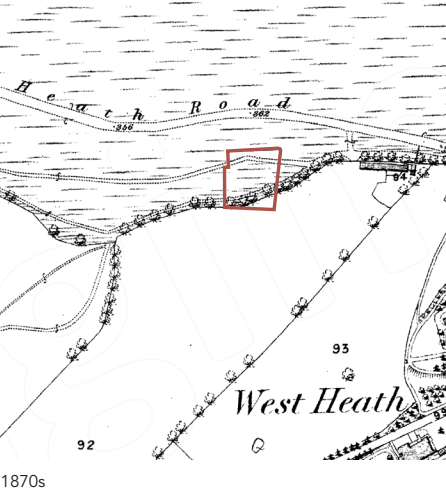
"Twentieth Century Society said the division of the Schreiber House plot had 'greatly damaged' the historic and architectural significance of the pool structure with the relationship to Gowan's [James Gowan] building almost 'entirely lost'." (E. Jessel, AJ; 2018)

The existing property on Templewood Avenue is a unique detached house from the late 1990s to early 2000s, built around the listed pool. Its construction took nearly a decade due to delays and changes in ownership. As a result, the quality of workmanship varies, with some parts well-made and others poorly constructed, necessitating remedial work in the areas of poor quality.

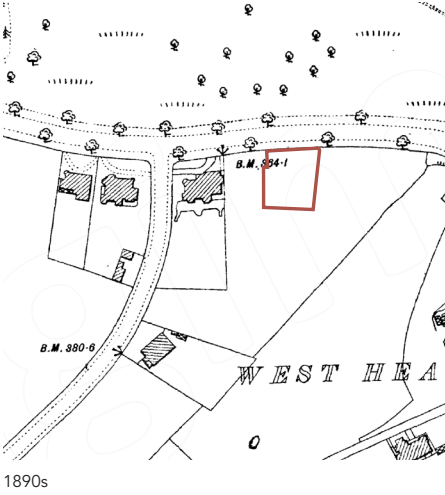


Schreiber House

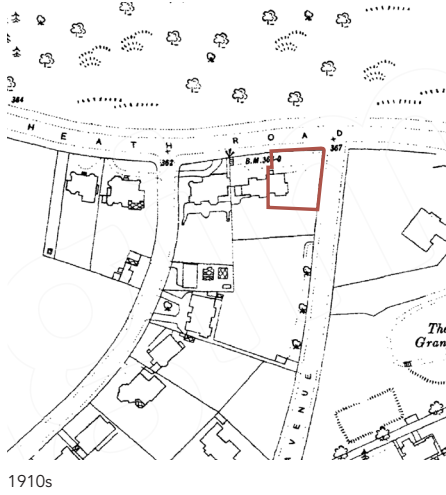
Site History



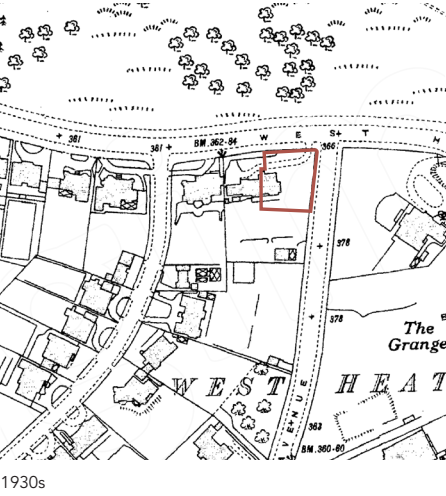
1870s



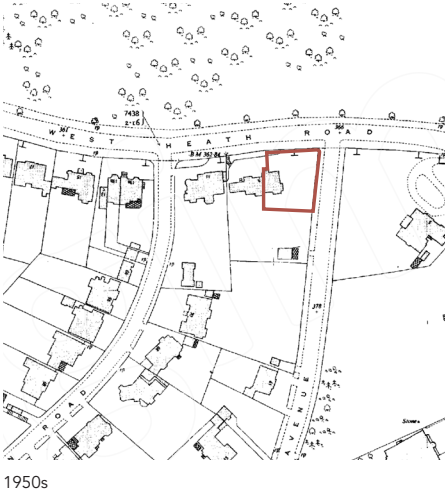
1890s



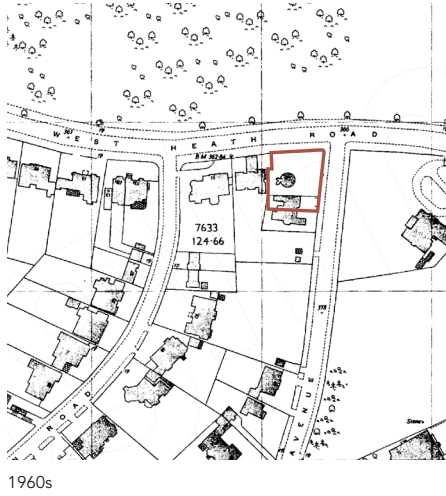
1910s



1930s



1950s




1960s



2024

Location plans

Key

 Denotes site boundary

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Heritage & Conservation Considerations

1.4

Grade II listed swimming pool

In 1968, James Gowan designed the landscaping for the plot next to the Schreiber House, proposing a 30-foot pool with a glass dome and adjacent rooms for a WC and shower. Over time, the owners of the Schreiber House separated the house from this landscape by selling the land for development. As a result, 35 Templewood Avenue was built around the pool in 1994.

Four years later, the Schreiber House and the pool were given a Grade II listing (List entry number: 1379179), even though they were no longer connected, or part of the same site boundary. However, 35 Templewood Avenue itself is not listed.

The current application to replace the external windows of 35 Templewood Avenue does not propose any changes to the Grade II listed pool of the Schreiber House.

Redington and Frogmal Conservation Area

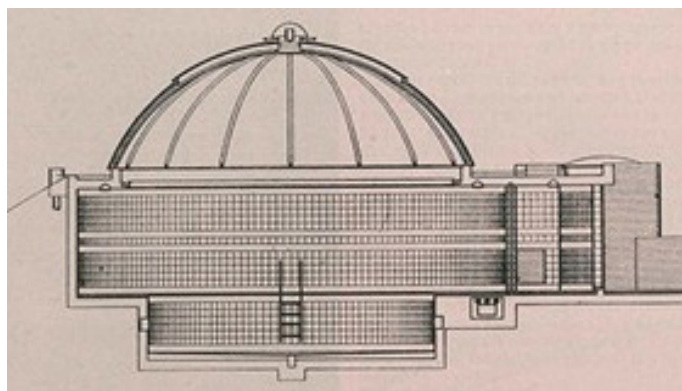
The property is in the Redington and Frogmal Conservation Area, known for its residential buildings set back behind small front gardens or courts, with low front walls or hedges. Building heights vary widely, typically three stories but sometimes reaching six or more.

In terms of window materials, some mid-20th century properties in the area have metal-framed windows, including the Schreiber House, which features large metal-framed glass panes.

Section 72(1) concerning development in Conservation Areas states: "Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."



External photograph



Pool section

Existing Condition

1.5

Materials

The property showcases significant metal elements, including a curved roof and a pool hall roof designed by James Gowan made from aluminium and steel. The original doors and windows in the pool area, along with the balcony railings, are also metal-framed, contributing to the property's modern design. The exterior walls are made of red bricks with light-brown traditional stone features, brown external rainwater pipes, and a glass block wall on the building's south side.

Windows

The property currently has a combination of white aluminium and PVC windows and doors, which sharply contrast with the bronze-coloured metalwork in both colour and quality. Additionally, the existing windows clash with the metal and timber windows of neighbouring properties in the Conservation Area, detracting from the area's overall character and appearance. This proposal aims to replace the existing windows with bronze-finished windows and doors, which will blend better with the existing building's palette and harmonise with the neighbouring buildings' windows. Notably, Heath Park Gardens in 18 Templewood Avenue features bronze-finished metal windows and doors.

Existing Condition



External photographs - Materials



External photographs - Windows

Relevant Planning History

1.6

An application for Full Planning Permission for proposed works was granted subject to a Section 106 Legal Agreement by the LPA on 16 June 2022 (2020/1025/P).

The proposed works included:

1. Demolition of existing dwelling
2. Erection of a new 3 storey dwelling
3. Refurbishment of retained Listed swimming pool
4. Creation of a new vehicular access to proposed basement level
5. Associated landscaping

The scope of this application is considerably reduced by comparison, and significantly more sustainable from an embodied carbon perspective; prioritising retrofit over full demolition.

Use, Layout, Scale and Landscaping

2.1

Use

The building is currently arranged as a single family dwelling (C3 residential use). There is no proposed change in use to the existing building.

2.2

Layout

There is no proposed change in layout to the existing building.

2.3

Scale

Existing gross internal area of the property is 694sqm/ 7473 sq ft.

There is no proposed change in scale to the existing building.

2.4

External Space & Landscaping

There are no proposed changes to the existing external space and landscaping.

Materials

2.5

The proposed fenestration materials are sympathetic to the host building and wider area.

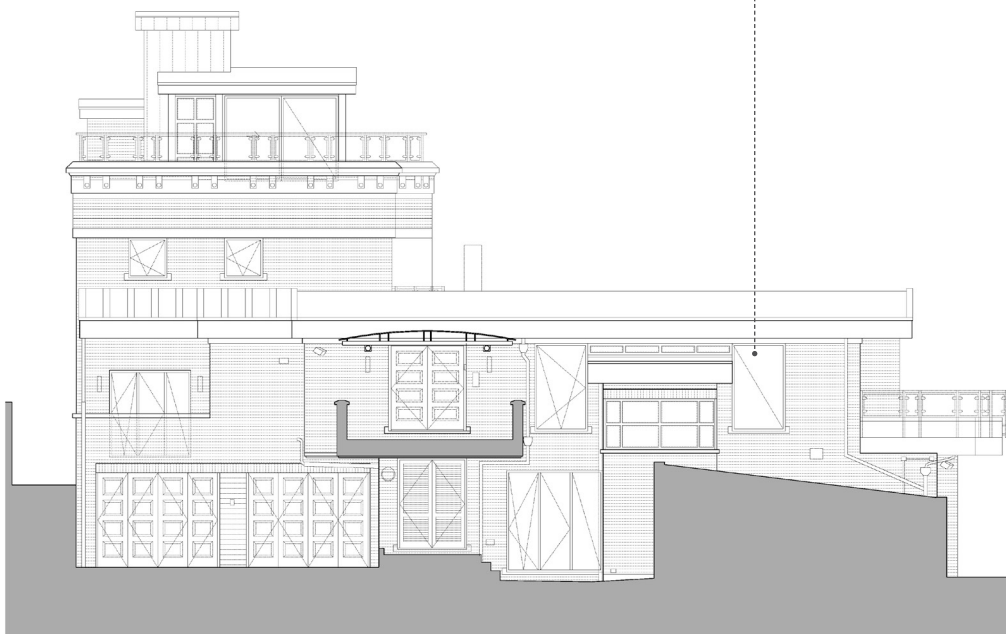
The new windows will be bronze coloured metal frames, with low-e double glazed units.

This will enhance and harmonise the building's appearance by matching the existing metalwork details and other buildings in the wider context.

Additionally, new double glazed units will significantly improve thermal performance of the building and energy use.



Bronze coloured,
metal-framed windows



Proposed East Elevation

0m 1m 2m 4m 6m 8m 10m

Access

3.1

It is not proposed to make any amendments to the existing access arrangements as part of the proposals.