

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 4 Carlingford Road,
London, NW3 1RX

Client: Cornelia Gomez and Roeland Verhallen

Agent: Llowarch Llowarch Architects

Date: 09.08.24

status: PLANNING

1. Introduction

- 1.1 This Planning statement has been prepared by Llowarch Llowarch Architects on behalf of Cornelia Gomez and Roeland Verhallen in support of a planning application for proposed works to their upper maisonette at 4 Carlingford Road, NW3 1RX.
- 1.2 The proposed works comprise the replacement of sashes to windows at first and second floor level at the front of the property. The existing window frames are proposed to be retained with new double glazed sashes incorporating draught-proofing. An Article 4 direction requires that planning permission be sought for these works.

2. Site and Context

- 2.1 The application site is located on the northern side of Carlingford Road, close to the junction with Pilgrim's Lane.
- 2.2 The applicant's property is a split-level maisonette occupying the first, second and third floors of a converted five storey mid-late Victorian mid terraced townhouse.
- 2.3 The property is not listed. The site is within the Willoughby Road character zone of Sub-Area Three (Willoughby Road / Downshire Hill) of the Hampstead Conservation Area.
- 2.4 The site is within Character Area 3 (19th Century Expansion) of the Hampstead Neighbourhood Plan.

3. The Proposal

- 3.1 The owners wish to make improvements to the thermal performance and comfort of the property, a part of which is the proposed replacement of the sashes to windows at first and second floor level at the front of the property. The existing window frames are proposed to be retained with new double glazed sashes incorporating draught-proofing.
- 3.2 The sashes are to be manufactured and installed by The Original Box Sash Company. A specialist company with over 40 years' experience of providing traditional sash windows. <https://www.boxsash.com/history/>
- 3.3 A copy of the order schedule provided by The Original Box Sash Company is appended, with annotations to cross-refer to the information that accompanies this application.

Proposed Changes

- 3.4 The following alterations are proposed:
 - 3.4.1 Remove existing sashes.
 - 3.4.2 Fit new sashes and draughtproofing, overhaul existing box frames, including re-balancing of the sashes.
- 3.5 No other alterations are proposed.

4. Planning History

- 4.1 Application ref. 2020/3172/P. Planning permission granted in 2020 for installation of glazed doors to the front roof terrace. Application ref. 2020/3172/P.
- 4.2 Application ref. 2019/5991/T. Approval of emergency works to trees (TPO).
- 4.3 Application ref. 2019/4746/T. Approval of works to trees (TPO).
- 4.4 Application ref. 9400905. Planning permission granted in 1994 for erection of a mansard roof extension.
- 4.5 Application ref. 8401090. Planning permission granted in 1984 for change of use and conversion to provide two self-contained maisonettes.

5. Heritage Statement

Heritage Value

- 5.1 The terraced properties within the Willoughby Road character zone of Sub-Area Three (Willoughby Road / Downshire Hill) of the Hampstead Conservation Area, are of similar scale and period with raised ground floor over semi-basements and varied detail.
- 5.2 This area is subject to an Article 4(1) Direction with additional controls, which seek to prevent harmful works taking place and to ensure that Hampstead Conservation area keeps its historic character and appearance.
- 5.3 These controls include a requirement for planning permission to replace part or all of any window. They apply only to the front of the property that is the subject of this application.
- 5.4 Where planning permission is required, Sections 107 of Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon efficiency (HEAN18) state that a similar approach should be taken with works to unlisted buildings in conservation areas as with listed buildings.
- 5.5 The heritage value lies in the contribution that the front of the host property brings to the character zone of the Conservation area in which it is located, and which is characterized by varied detail within properties of broadly similar scale.

Impact of Proposed Development

- 5.6 The proposals are at the level of detailed change and minor in relation to the appearance of the principal façade of the host property.
- 5.7 The existing window frames that are proposed to be retained can accommodate slim-profile double glazing. In addition, as advised by HEAN18, the windows will be refurbished and draught proofed to fully benefit from double glazing.
- 5.8 On this basis the proposals accord with section 81 of HEAN18 which states that, for listed buildings, the installation of slim-profile double-glazing within historic frames will generally be acceptable. This would also apply in the context of this application - see sections 5.3 & 5.4 above.
- 5.9 The existing box window frames will be retained in their current position. The proposed new sashes will match the originals as closely as possible in terms of the shape, size, opening method, materials and finishes, detailing and the overall size of the window opening.

- 5.10 The proposed changes are broadly consistent with other works to replace windows that have been approved by the Local planning Authority. Examples include:
Application ref. 2022/3615/P Flat 2, 22 Carlingford Road.
Application ref. 2016/3235/P Flat B, 16 Carlingford Road.

6. Conclusion

- 6.1 The extent of the alterations are minor in nature.
- 6.2 The overall setting of the terrace is maintained.
The proposals are sympathetic to the conservation area and are not harmful to the character or appearance.
- 6.3 The proposed works are consistent with the complimentary goals of protecting heritage and mitigating climate change as set out within HEAN18.

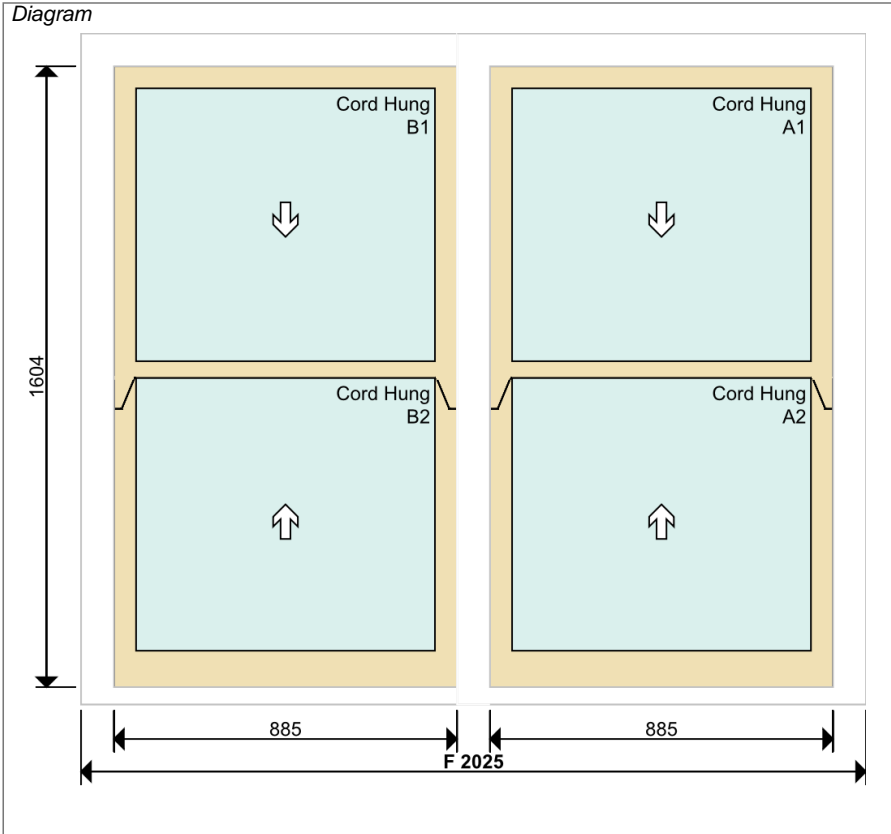
7. Appended

The Original Box Sash Company order schedule.

ITEM DETAIL SHEET

1 x 2 Pairs of Sashes to Cord Hung Sash Window

Customer LLOWARCH LLOWARCH ARCHITECT	Quote Ref. TSL20638 / Q3	Item No 1	Sheet 1 of 1
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Company Details



THE ORIGINAL

BOX SASH

WINDOWS COMPANY

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
Second Floor Front Bedroom 1

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
4 x Polished Brass Barrel Sash Stop
2 x Polished Brass Locking Fitch Fastener
4 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate
Btm	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes

LLA REF: PSW02.1 & PSW02.2

Installation Notes

Installed: Internally

Quote Tracking

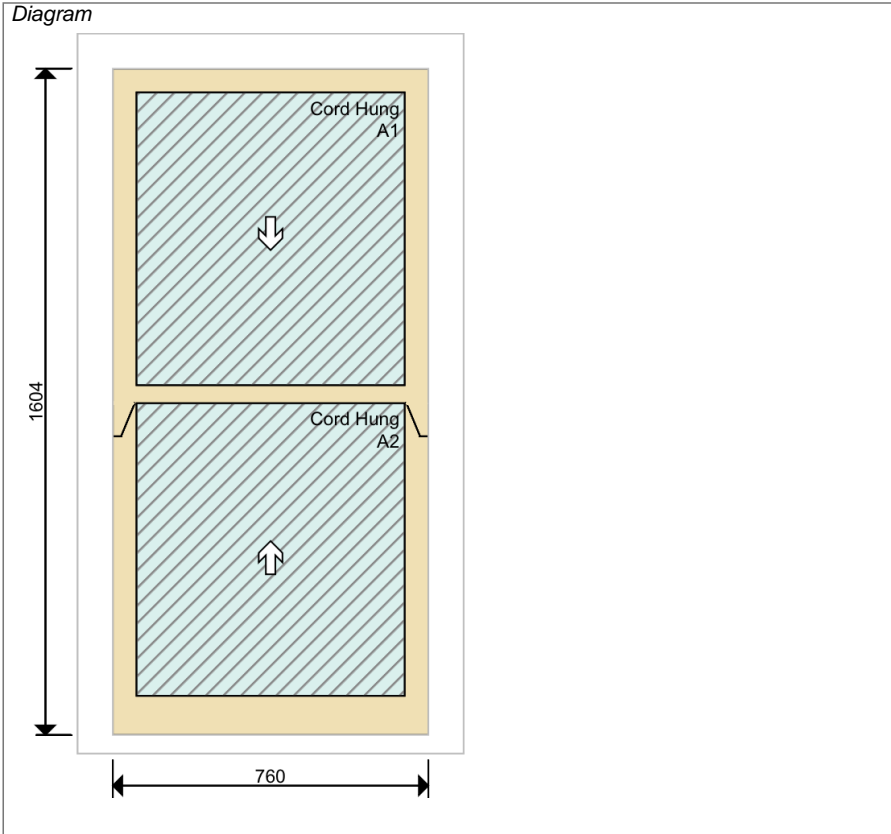
Print date: 03-06-2024

Last modified date: 17-04-2024

ITEM DETAIL SHEET

1 x 1 Pair of Sashes to Cord Hung Sash Window

Customer LLOWARCH LLOWARCH ARCHITECT	Quote Ref. TSL20638 / Q3	Item No 2	Sheet 1 of 1
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Company Details



THE ORIGINAL
BOX SASH
WINDOWS COMPANY

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
Second Floor Front Bathroom

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
2 x Polished Brass Barrel Sash Stop
1 x Polished Brass Locking Fitch Fastener
2 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	14mm	4mm Satin Opal Toughened
Btm	4mm KS Toughened	14mm	4mm Satin Opal Toughened

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes

LLA REF: PSW01.0

Installation Notes
Installed: Internally

Quote Tracking

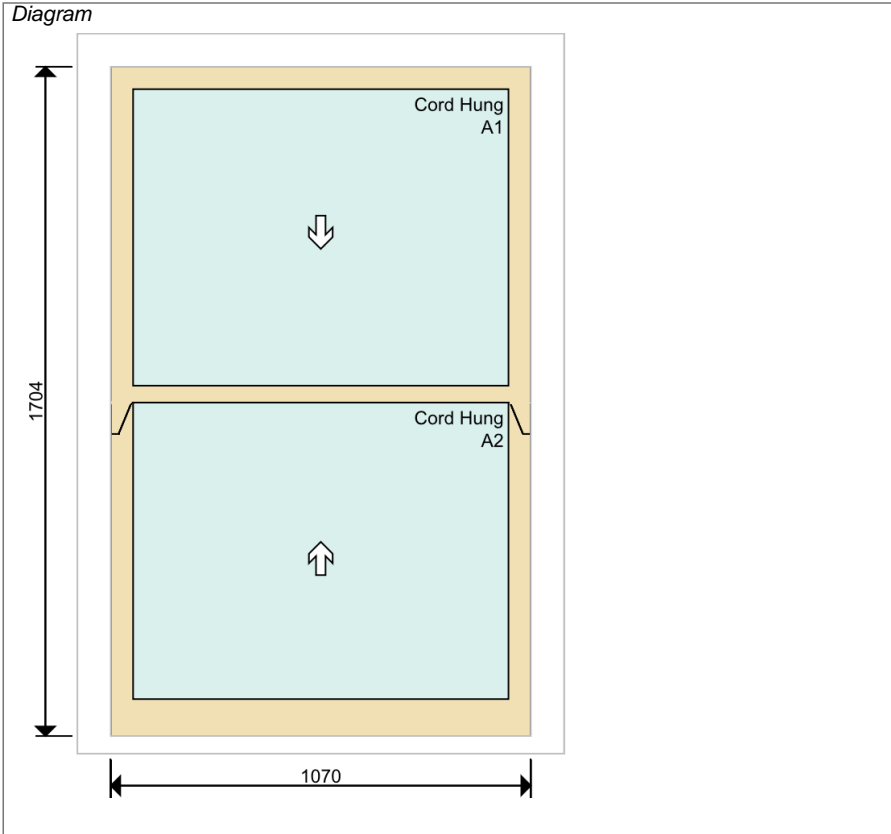
Print date: 03-06-2024

Last modified date: 17-04-2024

ITEM DETAIL SHEET

1 x 1 Pair of Sashes to Cord Hung Sash Window

Customer LLOWARCH LLOWARCH ARCHITECT	Quote Ref. TSL20638 / Q3	Item No 3	Sheet 1 of 1
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Company Details



THE ORIGINAL
BOX SASH
WINDOWS COMPANY

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
Second Floor Rear Bedroom 2

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
2 x Polished Brass Barrel Sash Stop
1 x Polished Brass Locking Fitch Fastener
2 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	6mm	4mm Opti-White Float
Btm	4mm KS Toughened	6mm	4mm Opti-White Float

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes
Existing has glazing bars, new sashes do not.

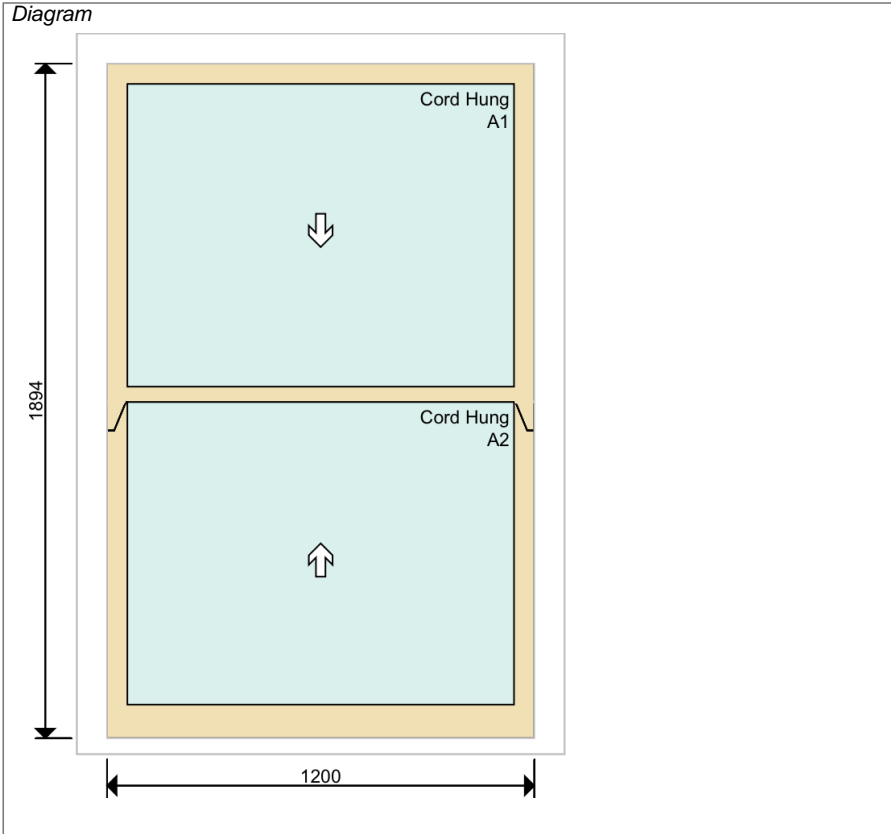
Installation Notes
Installed: Internally

Quote Tracking
Print date: 03-06-2024
Last modified date: 17-04-2024

ITEM DETAIL SHEET

1 x 1 Pair of Sashes to Cord Hung Sash Window

Customer LLOWARCH LLOWARCH ARCHITECT	Quote Ref. TSL20638 / Q3	Item No 4	Sheet 1 of 1
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Company Details



THE ORIGINAL
BOX SASH
WINDOWS COMPANY

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
First Floor RearKitchen

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
2 x Polished Brass Barrel Sash Stop
1 x Polished Brass Locking Fitch Fastener
2 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate
Btm	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes
Existing has glazing bars, new sashes do not.

Installation Notes
Installed: Internally

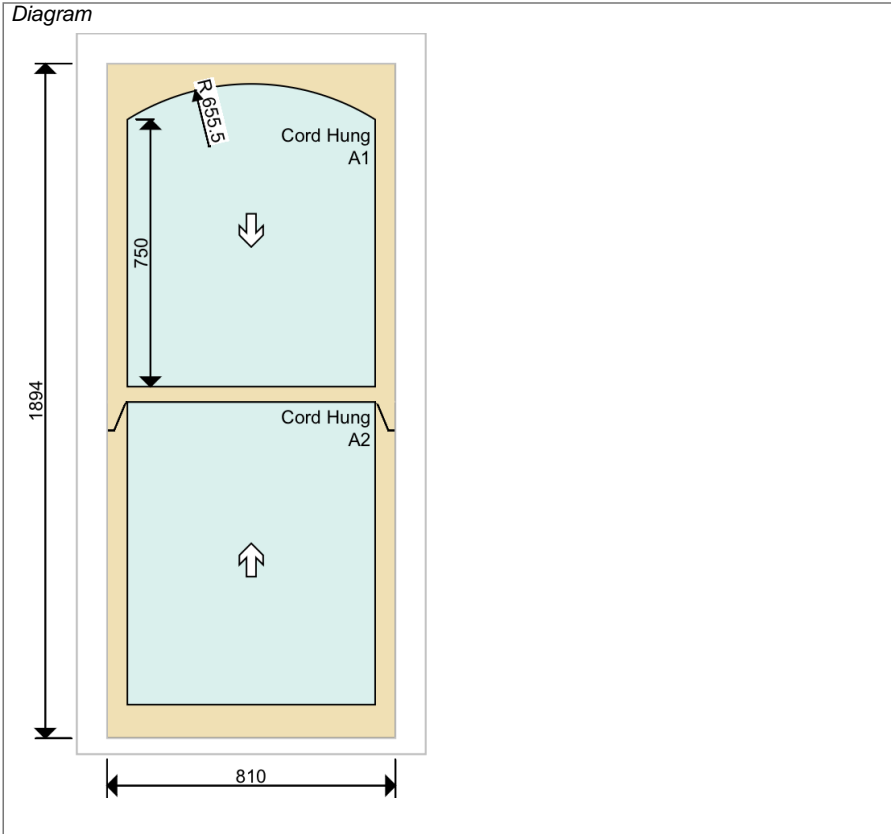
Quote Tracking

Print date: 03-06-2024
Last modified date: 17-04-2024

ITEM DETAIL SHEET

1 x 1 Pair of Sashes to Cord Hung Sash Window

<i>Customer</i> LOWARCH LLOWARCH ARCHITECT	<i>Quote Ref.</i> SL20638 / Q3	<i>Item No</i> 5	<i>Sheet</i> 1 of 1
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Company Details

**THE ORIGINAL
BOX SASH
WINDOWS COMPANY**

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
First Floor Front Living room

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
2 x Polished Brass Barrel Sash Stop
1 x Polished Brass Locking Fitch Fastener
2 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate
Btm	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes
LLA REF: PFW01.0

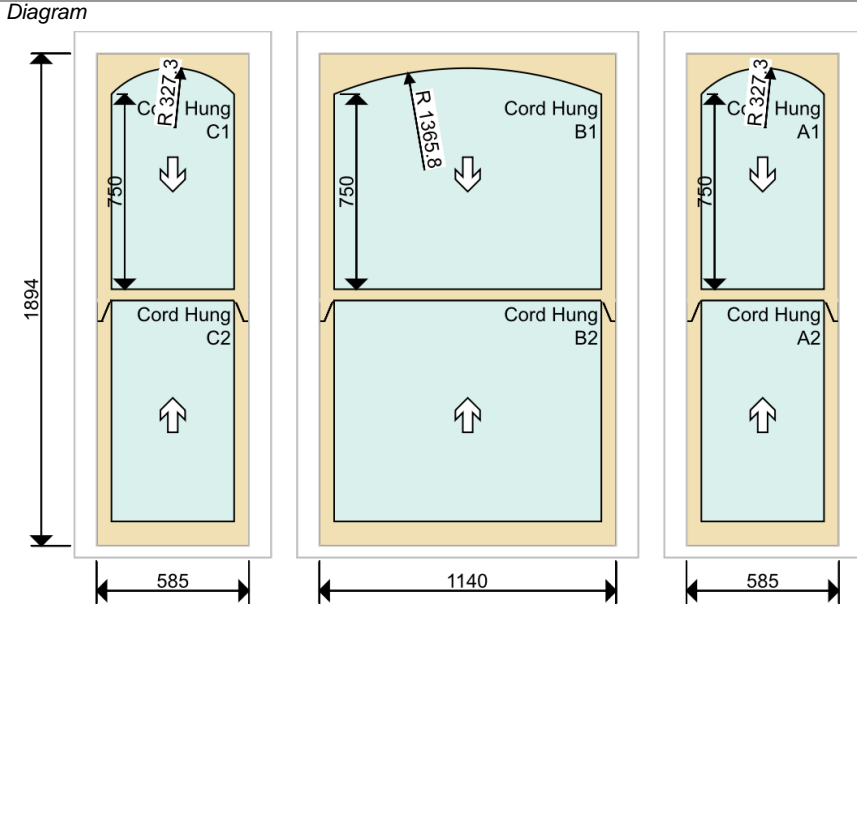
Installation Notes
Installed: Internally

Quote Tracking
Print date: 03-06-2024
Last modified date: 17-04-2024

ITEM DETAIL SHEET

1 x 3 Pairs of Sashes to Cord Hung Sash Window

<i>Customer</i> LOWARCH LLOWARCH ARCHITECT	<i>Quote Ref.</i> SL20638 / Q3	<i>Item No</i> 6	<i>Sheet</i> 1 of 1
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Company Details



THE ORIGINAL
BOX SASH
WINDOWS COMPANY

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
First Floor Front Living room

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
6 x Polished Brass Barrel Sash Stop
4 x Polished Brass Locking Fitch Fastener
6 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate
Btm	4mm KS Toughened	14mm	6.8mm Optiphon Clear Laminate

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes

LLA REF: PFW02.1, PFW02.2 & PFW02.3

Installation Notes

Installed: Internally

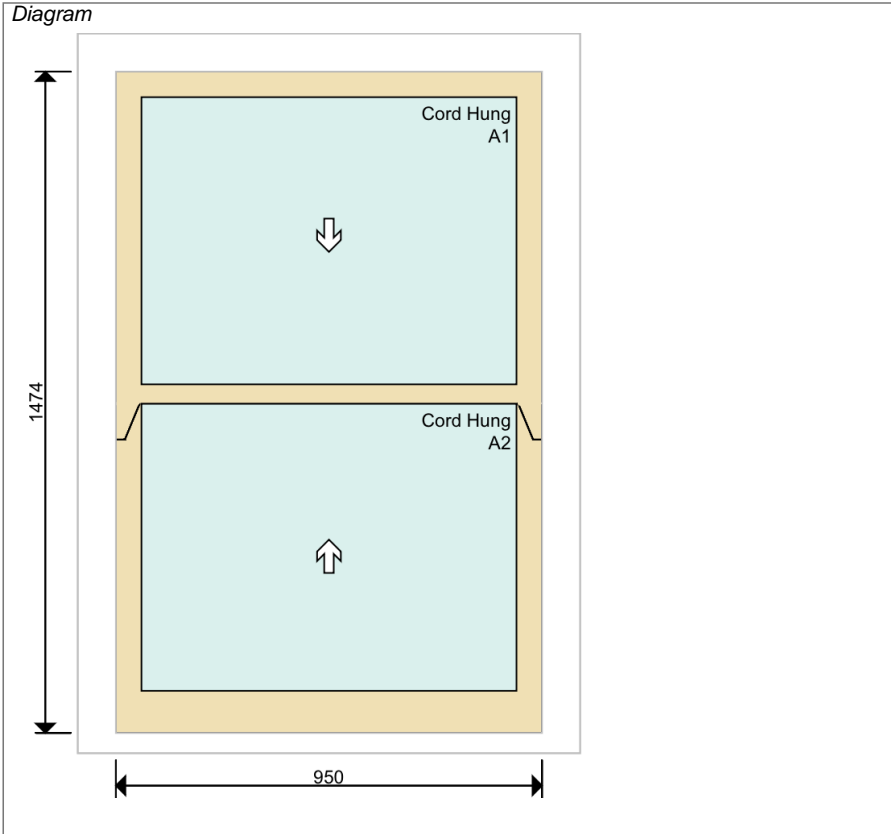
Quote Tracking

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Last modified date: 17-04-2024

ITEM DETAIL SHEET

1 x 1 Pair of Sashes to Cord Hung Sash Window

<i>Customer</i> LOWARCH LLOWARCH ARCHITECT	<i>Quote Ref.</i> SL20638 / Q3	<i>Item No</i> 7	<i>Sheet</i> 1 of 1
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Company Details



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BOX SASH
WINDOWS COMPANY**

The Box Sash Window Company Ltd
89-90 High Street,
Eton, SL4 6AF

Sales Manager: Joe Parkinson
Tel: 07473 074708
joe.parkinson@boxsash.com

Location
First Floor Rear Utility Room

Material
Red Grandis Hardwood

Quantity
1
of shown on drawing

Ironmongery
2 x Polished Brass Barrel Sash Stop
1 x Polished Brass Locking Fitch Fastener
2 x Polished Brass Sash Lift

Glazing

	Internal Pane	Spacer	External Pane
Top	4mm KS Toughened	6mm	4mm Opti-White Float
Btm	4mm KS Toughened	6mm	4mm Opti-White Float

Putty Line Bead White Tape, White Warm Edge Spacer Argon Filled

Paint Finish
Internal RAL 9016 Traffic White
External RAL 9016 Traffic White
Cill RAL 9016 Traffic White

Customer Notes
Existing has glazing bars, new sashes do not.

Installation Notes
Installed: Internally

Quote Tracking

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Last modified date: 17-04-2024