POTTER RAPER

DESIGN AND ACCESS / HERITAGE STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

2 RODERICK ROAD
LONDON
NW3 2NL

Contents

Quality Control

PREPARATION	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	AwS	AJ	20/12/2024	-

1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing Association. This design and access statement will support the planning application for the development of the premises 2 Roderrick Road, Camden, London, NW3 2NL.

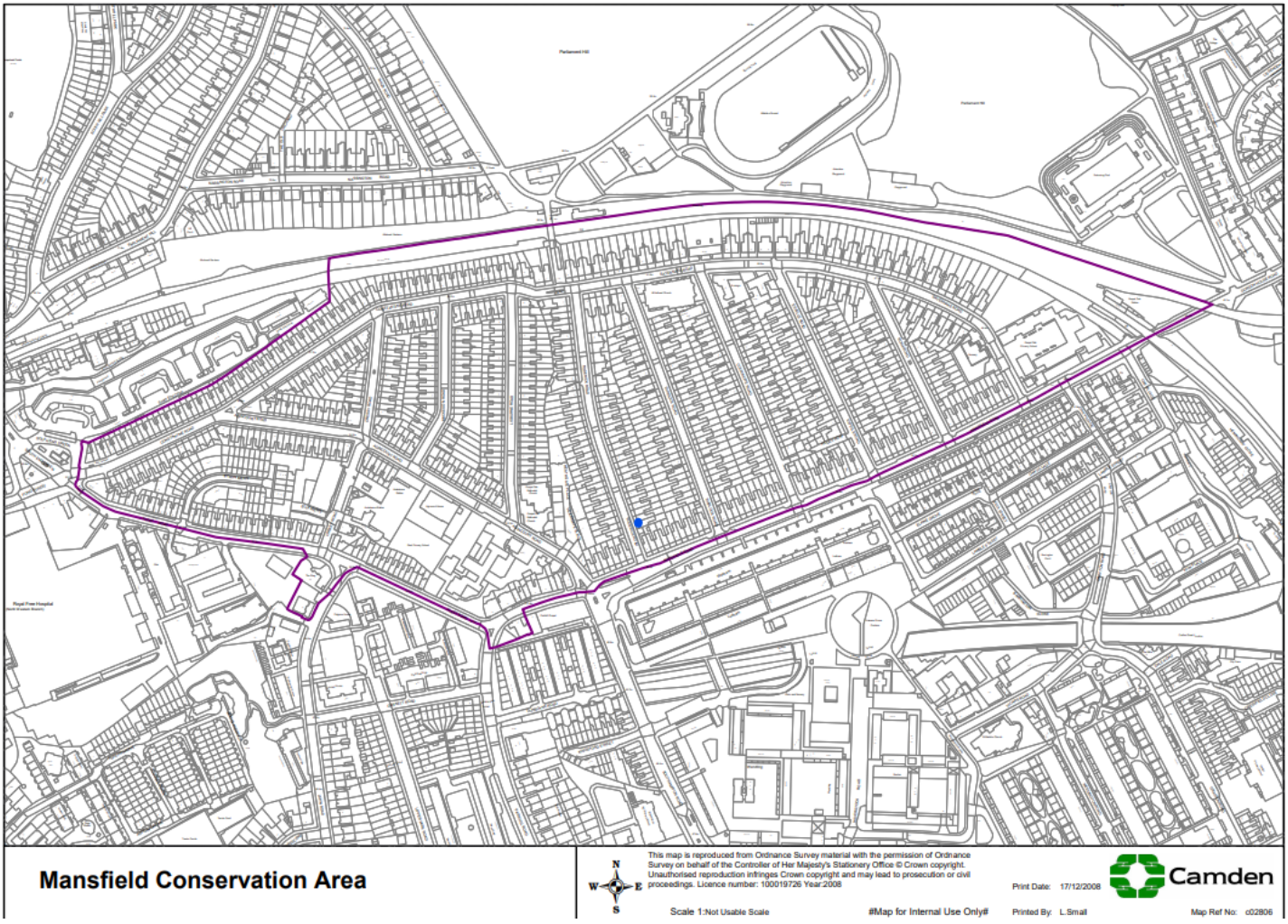
2.0 Planning Restrictions

2.1 Conservation and Heritage

2 Roderick Road is a three storey Victorian House and is consistent with other properties on the road, which predominantly consist of three storey terraced residential houses.

The building is situated in Mansfield conservation area, which was designated in 2008. The Conservation area appraisal states that most areas of the conservation area were constructed in the second half of the 19th Century, and remains mostly unchanged since 1910. The building that this property relates to fits this description.

The below snip from Camden Council's conservation area map and indicates the location of the property within the conservation areas with a Blue Dot.

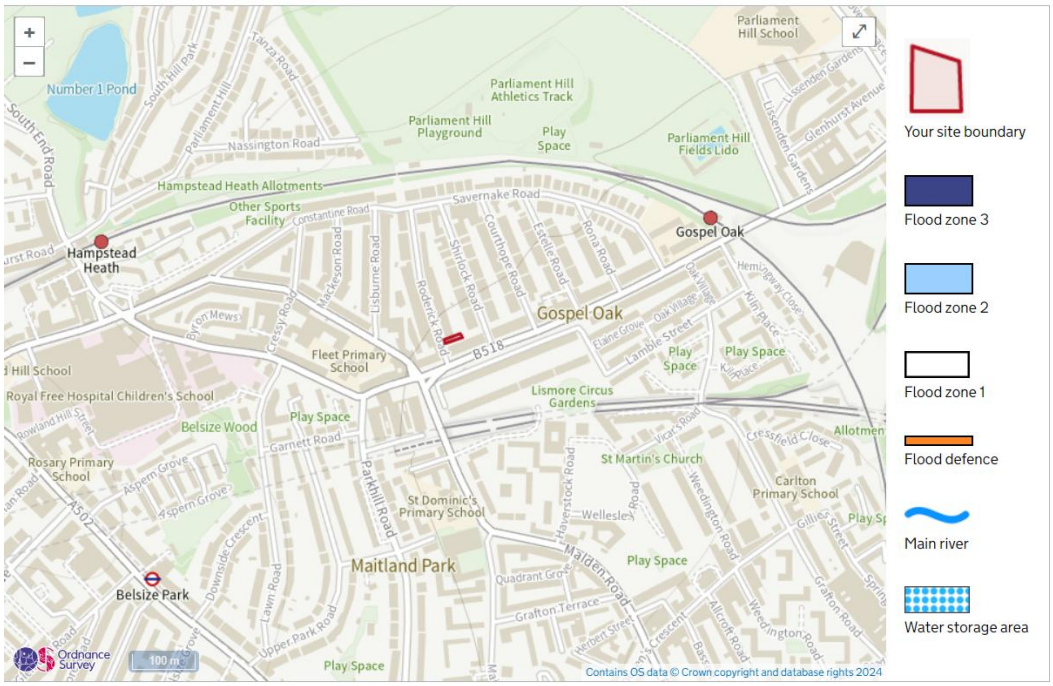


Mansfield Conservation Area (source: Camden Council website)

The building is not listed, either locally or by statute.

2.2 Flood risk

The property is located in flood zone 1 and has a low probability of flooding and flood risk does not have a significant bearing on this application.



3.0 Existing Building

3.1 Location

As indicated on the below satellite image taken from Google, the site is located in Camden, between the two overground stations Hampstead Heath and Gospel Oak, just South of Parliament Hill fields near the junction with Mansfield Road.

3.2 Building Description

The building in question is a 3-storey terraced house built in the early Victorian architectural era. The property has since been converted into 2 flats. The property is characterised on the front elevation by single glazed sash windows with timber frames, a two-storey canted bay with decorative features (such as capitals), stone lintels, and yellow stock brickwork. Windows to the rear are a mix of sash and casement timber windows that feature brick arch lintels.

Front Elevation

Rear Elevation

3.3 Existing features subject to proposals

3.3.1 Existing Windows (With Photos)

The existing windows to the subject property are single glazed timber sliding Sash units with some casement units to the rear. Sash windows are present on all elevations of the building as can be seen on drawings and the photos. By virtue of their age and deterioration over many years, the existing timber windows are in poor condition, and perform very poorly from a thermal capacity, losing a significant amount of heat.

Front Bay Windows 1 – Gound Floor

Front Bay Windows 2 – First Floor

Front Upper Windows 1

Front Upper Windows 2

Rear Windows 1

Rear Window 2

Rear Window 3

Rear Window 4

Rear Window 5

Rear Window 6

Flank Window

Rear Window

3.3.2 Existing External Doors (With Photos)

The front entrance features a traditional timber 4-panel door with two upper glazed panels and a rectangular fanlight above. It includes a letterbox and doorbell. At the rear, there is a red timber-framed doors with with the upper 9 panels in a 3-by-3 arrangement, and all glazed, with 2 fixed lower panels, allowing plenty of natural light into the space, as shown in the picture below

Front Entrance Door

Rear Exist Door

These are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	Timber	Green	2 Upper Single panels	Single Glazed fanlight
Rear Exit Door	Timber	Red	9 Upper Single panels	N/A

4.0 Design Proposals

4.1 Proposed Windows

Due to the condition of the windows, the client plans on replacing all windows on the block. The windows to the front elevation will be replaced with new timber double glazed units with slimline glazing profiles to best compliment the character of the conservation area. This would achieve an improved thermal performance, better security, and resident comfort within the properties. The windows to the rear are not visible from the road, and as such these are proposed for replacement with standard timber double glazed units. The existing windows are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, condensation and other condition related defects.

Glazing bar patterns to the front will also be replicated where relevant, so all new windows will match the existing fenestration. Glazing bars will be removed to the non-visible rear elevations.

Please see below summary regarding the windows proposed to be installed:

Proposed Windows Details	
Frame Material (Front):	Timber
Glazing Thickness (Front):	14mm (Maximum)
Frame Material (Side and Rear):	Timber
Glazing Thickness (Side and Rear):	28mm (Maximum)
Glazing Bars (Front):	N/A
Glazing Bars (Side and Rear):	Removed
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Spacer bars:	As manufactured
Stained Glass:	Not applicable

4.2 Proposed Doors

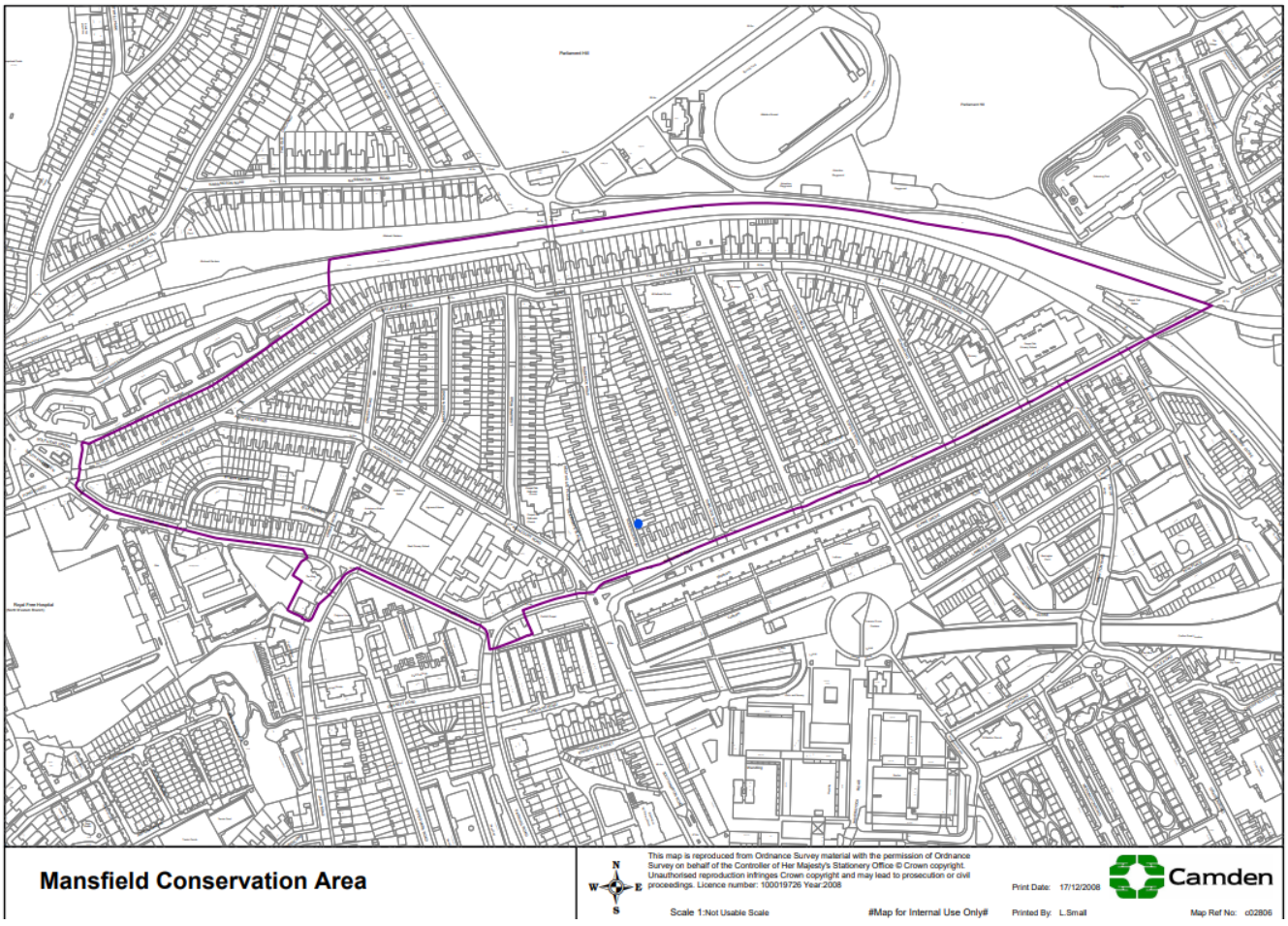
The doors as follows are in poor condition and due to be replaced as part of this application as indicated below:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	Timber	Green	2 Double glazed upper panels	Double Glazed Fanlight
Rear Exit Door	Timber	TBC	Double glazing to Upper panels	N/A

5.0 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within a conservation area in connection with replacement of single glazed timber sash windows with new units at 2 Roderick Road. The proposed works form part of a comprehensive programme of works that are being carried out on the freeholder's housing stock.

The building, hereafter referred to as the Site. The Site lies within the Mansfield Conservation Area (shown again below) .



Conservation area boundary. (Source: Camden Council)

The Site occupies a position at the south of Parliament fields, south-west side of Roderick Road, which leads North to South.

The building consists of a terraced Victorian 3-storey house converted into 2 units. A large number of the properties on Roderick Road are of the same style and age.

The Site viewed from Roderick Road.

This Heritage Statement has been developed to provide sufficient information to allow the council to gain an informed understanding of the building, in order to gauge the suitability of the proposals. It is considered that the special interest and significance of the building would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this building and prolong the life of the building elements requiring maintenance.

5.1 Architectural and Historical Appraisal

5.1.1 Historical Development of Local Area

The following extract has been taken from Camden's conservation area appraisal [1]:

Eastern area

The area bounded by Roderick, Savernake and Mansfield roads was formerly part of the Manor of Tottenhall. This manor originally extended from Camden Town to Kenwood, and had been in the possession of the canons of St Paul's Cathedral. In the survey made in 1761 for Charles Fitzroy (created Baron Southampton in 1780) the land is recorded as being farmed by a Mr Gould.

By 1803, it is a Dairyman's farm with land attached, the property of Earl Mansfield, known as 'the common' and held by Edward Austin. The southern boundary was the footpath from Kentish Town to Hampstead along the banks of the fleet River.

In 1854 the construction of the Hampstead Junction Railway bisected this farm and the land between the railway and the footpath became 'ripe for development'. But due to the failure of building schemes to the south of the road progress was slow. The 27 acres around Lismore Circus had been sold for £10,200 in July 1846 for the construction of an estate of detached villas, which did not materialise. The Lismore estate was later completed with more modest villas and terraced houses 'for the Labouring classes'.

The first houses to be built on the Earl of Mansfield's estates were those along Mansfield Road and Roderick Road. Here the trustees of the St Pancras Church Lands had, on June 7 1876, exchanged their four-acre field further to the north, occupied by Mr Thomas Jolley, for meadow land fronting Mansfield Road. This estate was let on 99-year building leases. Adjacent to the Hampstead boundary, the trustees set aside a small area of half an acre for commercial purposes, initially used as a brickfield.

House building started in 1879 and by 1882 the whole of the north side of Mansfield Road, including 10 shops and Shirlock and Roderick roads had been completed. Rona, Courthope, Estelle and Savernake roads followed, the last named being completed in 1899.

5.2 Assessment of Significance

5.2.1 Site Assessment

Location and Setting

The application site occupies a plot on the Eastern side of Roderick Road, a residential street with a consistent Victorian street scene. The features described on the front elevation contribute significantly to the character of the conservation area and are clearly visible from the public realm. It is clear that the character of these front elevations must be retained. The side and rear elevations are not visible from the public realm at all, so do not have a significant impact on the character of the conservation area as a whole.

Architectural Interest and External Features

2 Roderick Road, along with other similar properties on the street, feature architectural detailing important to the conservation area, such as timber sash windows, yellow London stock brickwork, cornice details, capital details, pitched slate roofs, and stone lintels. Site Constraints

6.0 Site constraints

6.1 Car Parking/Transport

Parking on Roderick Road is for residents only.

Car parking on the street (source: Google maps)

The block enjoys a location with many others transport methods such as buses, taxis and the London Underground.

6.2 Refuse Disposal

All refuse which arises from the replacement floor will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

7.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The application relates to a house converted into flats, across 3-stories. These can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b) The assembly point for an evacuation of the buildings would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The application relates to a house converted into flats, across 3-stories, which we are only proposing to replace the windows and doors. This passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The application relates to a house converted into flats, across 3-stories, which we are only proposing to replace the windows and doors. The property is 3-storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

Information on means of escape and evacuation strategy (criteria 4)

The application relates to a house converted into flats, across 3-stories, which we are only proposing to replace the windows and doors. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The application relates to a house converted into flats, across 3-stories, which we are only proposing to replace the windows and doors. This item is not relevant the application.

8.0 Sustainable Design and Construction Statement to address Policy S2: Sustainable Design and Construction

- The proposals included within this application are in the interest of improving the thermal performance of the building, whilst taking into account the character of the building. The proposals therefore minimise energy demand within the residential property
- The development proposals are not relevant to any particular design standard, however building control compliance will be obtained by virtue of a FENSA certificate which stipulates the suitable performance standard.
- The proposals aim to reduce the energy consumption of the property and as such align with this policy.
- The proposals utilised recyclable materials (i.e. timber), with encapsulated carbon dioxide as an added benefit.
- The timber used in the manufacture of the windows is proposed to be from an FSC certified source.

9.0 Summary

This application includes works which will improve the condition, thermal performance, and security of the building. The building has important heritage features, and as such the proposals account for this by proposing sympathetic materials.