POTTER RAPER

DESIGN AND ACCESS / HERITAGE STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

40 RODERICK ROAD
LONDON
NW3 2NL

Contents

Quality Control

PREPARATION	
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QA	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	AJ	AwS	05/12/2024	-
P2	AJ	AwS	20/12/2024	Rear window amendments

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 40 Roderrick Road, Camden, London, NW3 2NL.

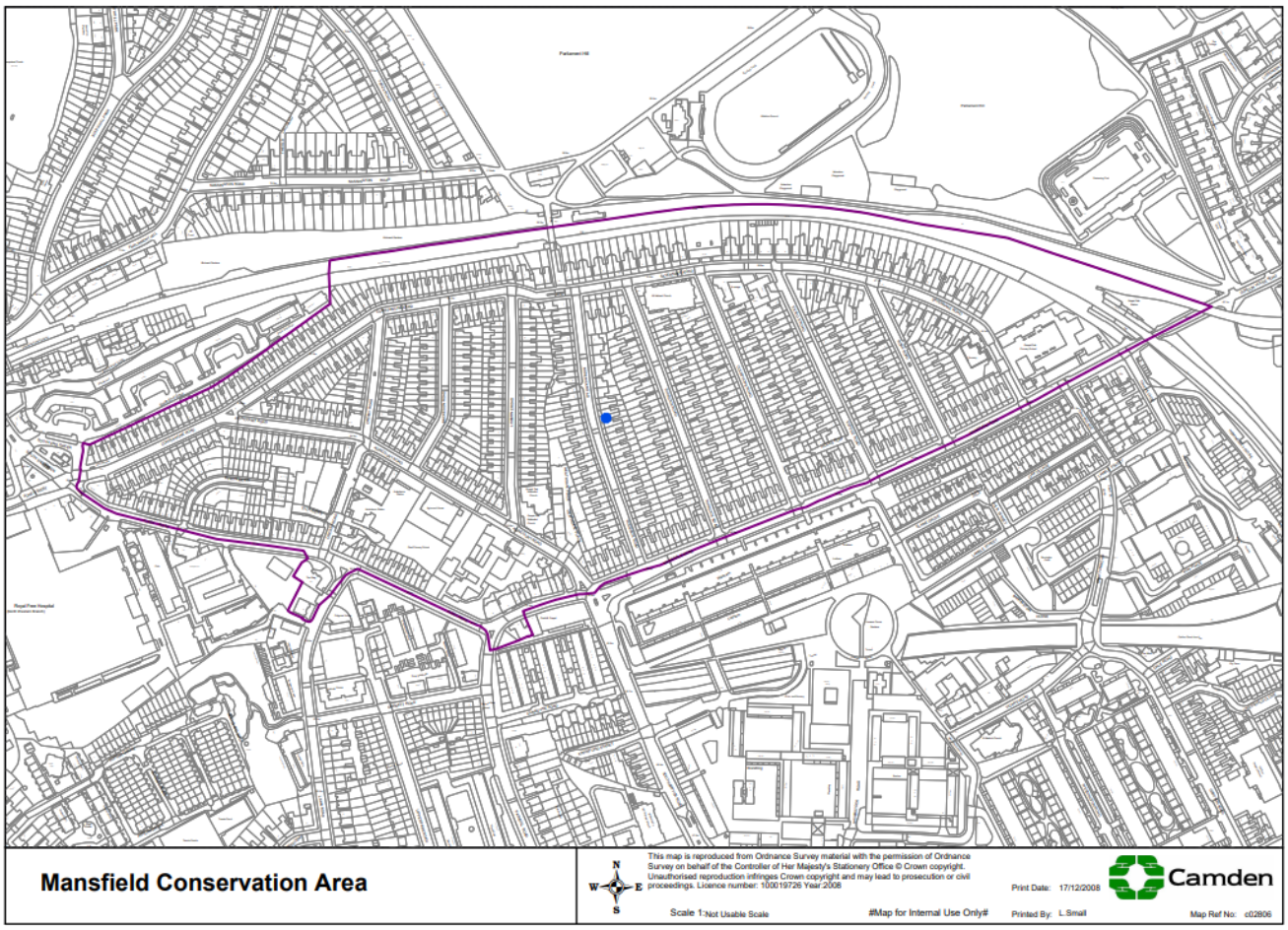
2.0 Planning Restrictions

2.1 Conservation and Heritage

40 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.

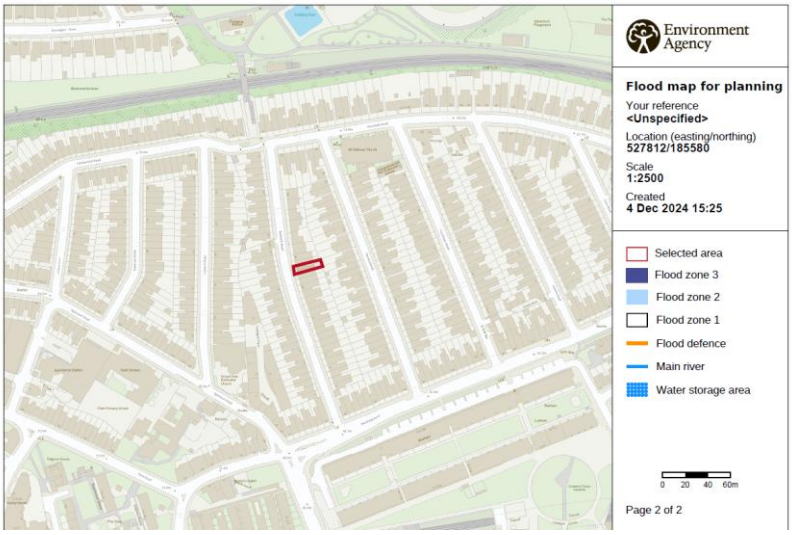


Mansfield Conservation Area (source: Camden Council website)

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 site is located in Camden, between the two overground stations Hampstead Heath and Gospel Oak, just South of Parliament Hill fields.:

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, 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

Side and flank Elevations

3.3 Existing features subject to proposals

3.3.1 Existing Windows (With Photos)

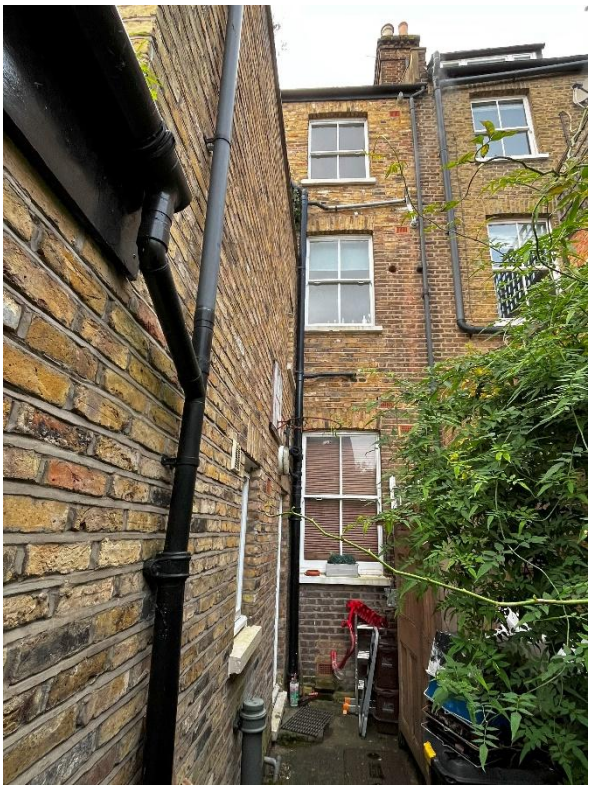
The existing windows to the subject property are single glazed timber sliding Sash units with some casement units. Sash windows are present on all elevations of the building as can be seen on drawings and the photos. By virtue of their age and deterioration over many years, the existing timber windows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

Front Bay Windows 1

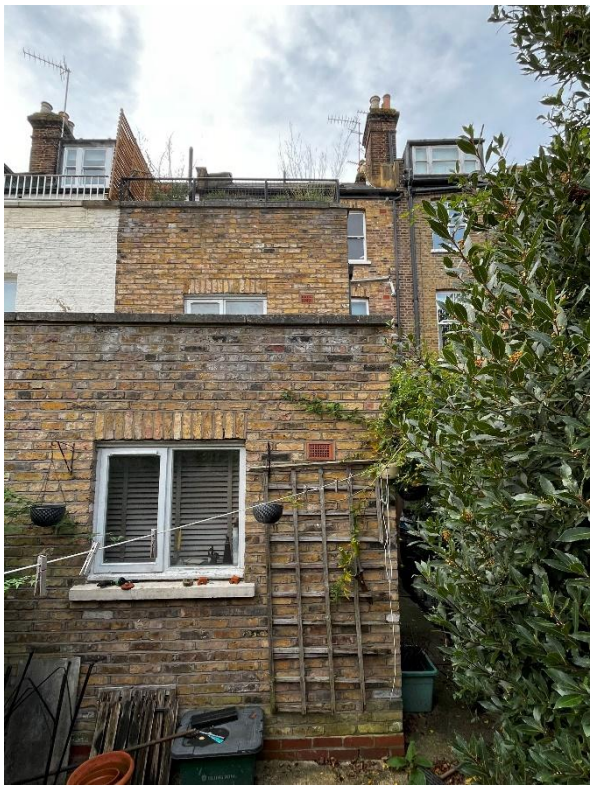
Front Bay Windows 2

Front Upper Windows 1

Front Upper Windows 2



Rear Windows



Rear Flank Windows

Casement Window

Upper Floors Rear Windows

3.3.2 Existing External Doors (With Photos)

The existing front entrance door is a timber 4-panel front entrance door with two upper glazed panels and a rectangular fanlight above it, with a letterbox and doorbell. There is also a rear timber door, as pictured below.

Rear Exit Door to Garden

Balcony Viewed from ground level

These are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	Timber	Blue	Upper 2 panels	Single Glazed fanlight
Rear Exit Door	Timber	White	Upper and lower panel	N/A
Balcony Exit Door	Timber	White	Upper and lower panel	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):	Not Applicable
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

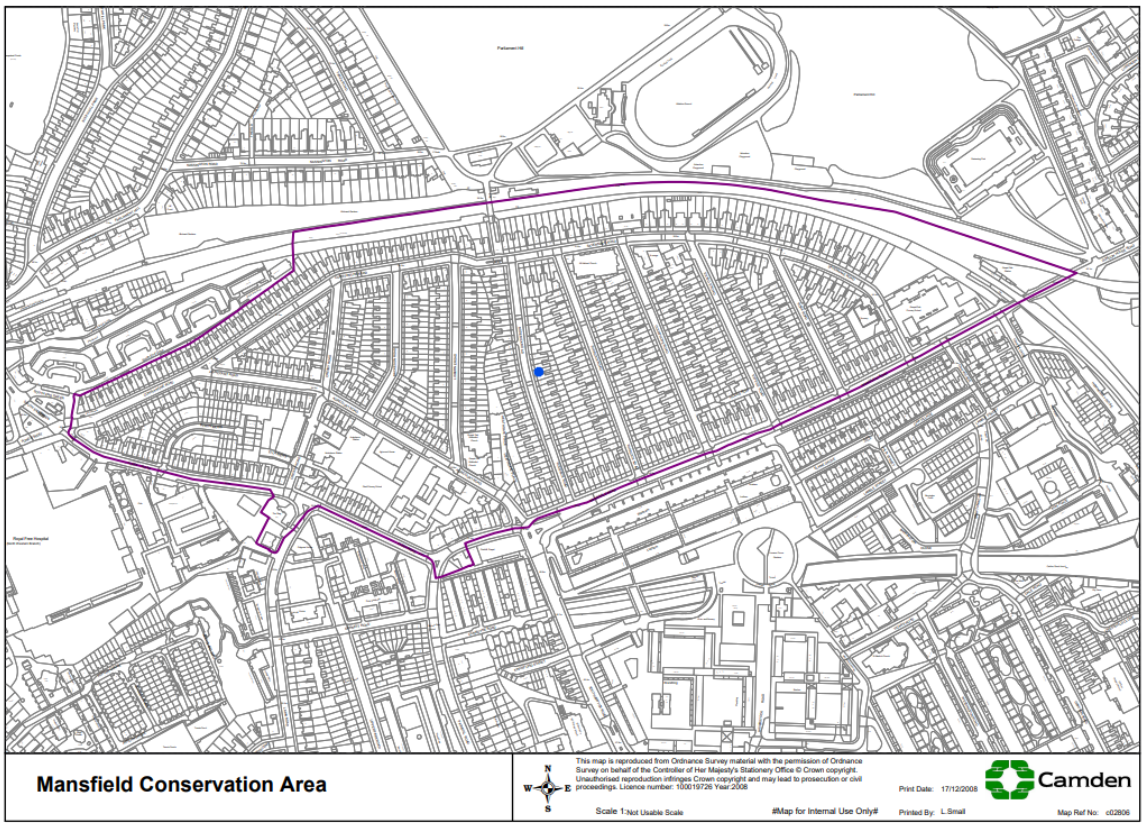
The doors as follows are in poor condition and due to be replaced as part of this application as indicated below:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door				Retained
Rear Exit Door	Timber	White	Upper panel	N/A
Balcony Exit Door	Timber	White	Upper panel	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 40 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, in the middle 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

40 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.

5.3 Proposals and Assessment of Impact

Following a lengthy external repairs programme at the property, it is proposed that the existing decaying timber sash and casement windows be removed and replaced with new units. The proposal for the new units is that the front elevations will be slimline double glazed timber sash windows, to minimise any change in visual appearance. The windows to the rear, which are not visible, are to be replaced with new standard timber double glazed units.

Overall the improvements will make a significant impact on the thermal performance of the building, whilst also maintaining the character. The existing units have been carefully measured to ensure that the replacement sashes/windows match the existing exactly. As such, the replacement units will complement the heritage asset.

5.4 Heritage Conclusion

Based on the above assessment it is considered that the proposals have taken into account the importance and significance of 40 Roderick Road. Care has and will be taken to ensure that the replacement window units compliment and do not detract from the building's character, whilst improving comfort for the residents. Slimline glazing has been incorporated to the front elevation to enable this.

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.