

DESIGN & ACCESS, HERITAGE AND SUSTAINABILITY STATEMENT 9 NETHERALL GARDENS, LONDON NW3 5RN



Aerial view of location with No. 9 Netherall Gardens highlighted in red.





View of 9 Netherall Gardens from the Street with driveway and garage to left hand side

INTRODUCTION:

This 'Design & Access, Heritage and Sustainability Statement' is prepared to accompany a planning application to replace the existing leaded windows at No. 9 Netherall Gardens.

The road which links Finchley Road to Fitzjohn's Avenue is in a predominantly residential area with large semi and detached homes with some large flats in similarly scaled properties and a school.

The house itself is located within a large plot of land with an extensive rear garden, a sloping grassed front garden and a drive to the left-hand side accessing a garage at the ground /basement level.

The property is an existing detached Arts and Crafts four storey including basement house which was originally built in 1883 with a two-storey rear extension added during the 1920's.

It is understood that the approved planning application in 2007 for change of use to a lower ground floor flat with a 5 bedroom masonette was only partly carried out in 2008. This extended the property at the side above the garage and at the rear and was sold to the current owner as a single dwelling.



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Views along Netherall Gardens were dominant style Queen Anne Revival



North Bridge House Nursery and Pre-Prep school at No. 8 Netherall Gardens directly opposite No9.

HERITAGE & CONSERVATION AREA

The property is located in The London borough of Camden's Fitzjohn's / Netherhall Conservation Area and is flanked by other North London conservation areas in and around the Hampstead area. The area was designated a conservation area in 1984 and extended in 1988, 1991 and 2001.

Conservation area Character

The area is predominantly residential with very little commercial properties, these being restricted to the periphery located on Finchley Road to the West, Rosslyn Hill to the East, Hampstead itself to the North and Belsize Park to the South.

There are however a number of private schools both on Fitzjohn Avenue itself and the surrounding roads including North Bridge House Nursery and Pre-Prep school at No. 8 Netherall Gardens. This is directly opposite No 9. and has resulted in increased traffic in the area at certain times of day. This has lead to restrictive traffic regulations at certain times of the day when children arrive and leave school. To prevent thorough traffic vehicle access to Finchley Road has been blocked off in some locations including Netherall Gardens.





Ariel view of Fitzjohn / Netherall conservation area.

The Conservation area is rich in vegetation with many trees lined streets such as Netherall Gardens. The trees however on the whole are located in mature extensive rear gardens with properties set back from the streets with smaller front gardens the majority of which are bounded by low brick walls, hedges and railings.

The character of the area is defined by the sloping topography resulting in stepped roof lines, raised entrances above actual street level as seen at No.9 and gaps between individual properties giving views of the mature trees in rear gardens. The overall resulting impression of the area is of a leafy suburb rather than a dense urban city scape

The properties are generally large detached or semidetached buildings between 3 to 5/6 storeys which in some locations have been replaced with similarly scaled and styled luxury flats such as No11 next to No.9.



Detached red brick house Netherall Gardens



New build No11 Netherall gardens with No9 beyond.

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Houses further up Netherall Gardens.



Rear elevation at No9 with typical Arts and Craft details with non-original double-glazed leaded windows in timber frame.

ARCHITECTURAL STYLE

The area was developed from the 1860s around three historic estates sloping down from Hampstead and tributaries of the now underground rivers Fleet, Tyburn & Westbourne.

Architectural styles have common features indicative of the late 19th century and early 20th century but are diverse in style many with unique character reflecting the Queen Anne Revival and Arts and Crafts movements which were popular at this time. In addition, there are a small number of unique individual buildings of distinctive design which contrast with the surrounding buildings.

Many of the properties in the conservation area have common vernacular materials and detailing typical of the Arts and Craft freestyle. These include red brick and hanging clay tiled walls with multiple complicated sloping roofs often with dormer windows and accommodation in the roof space. Windows are generally timber often with small panes but some have a combination of materials and styles reflecting modern development often incorporating Crittall windows and leaded glazing. These features found in No 9 whilst common in the area are rare to Netherall Gardens making No.9 stand out as unique to this road.





Existing elevation pre 2008 with modern dormer window and garage to left hand side.



Proposed elevation 2008 to change dormer window to original Arts and Craft style and add study over garage.

THE EXISTING PROPERTY

The property is of a significant size with many receptions' rooms and bedrooms. The windows are made up of a number of different styles and types including modern doubled glazed units and roof lights. The predominate and original window style however which is often found in Arts and Craft properties are the leaded windows in metal surrounds with timber frames. These are made up of the two different types.

Firstly the original Crittall single glazed leaded panels in large timber frames which are predominately in areas used less frequently by the previous owners, these being the smaller front bedrooms, dining room and entry hall area.

The majority of windows are however more modern aluminum double glazed leaded panels in either similar or the original timber frames. The windows in the master bedroom dormer window and study above the garage were installed when the work was carried out in 2008. It is however unknown when the other double-glazed units were installed but as a significant number of these have failed seals, they are assumed to predate 2008.





Single glazing: Top central panel replacement panel



1st floor opening Crittall window



Ground fl. opening light security bars



2nd floor double glazed units



Detail of blown seals to double glazed units.

THE BRIEF

The current owner purchased the property in 2018 as a family home and has needed to do very little work to date beyond routine maintenance. However, both types of leaded windows have developed the following various issues.

The single glazed units are drafty, have partly been replaced with non-matching panels, present security issues resulting in past owners installing vertical bars internally and have poor noise control. The noise is a major problem particularly during term time on week days due to the school located directly opposite. The double-glazed units present similar problems where seals have failed in addition to being difficult to see out of particularly in the winter and at times up to 200mm of water is visible at the bottom of the units.

On this basis the current owner is seeking to replace the leaded windows throughout with fully working efficient windows that reflect the original house style whilst being thermally efficient, energy efficient, secure and reducing noise pollution.





Double glazed Kitchen windows view



PROPOSED NEW WINDOWS

The new proposals are to replace both different types of leaded windows with new double-glazed sealed units.

The outer glazing panes to the units will match the existing leaded panes and where these have been replaced with a non-matching design, will be replaced with the original design pattern.

On the ground floor where there are upper and lower units, the lower-level opening lights which currently present a security issue will be replaced with fixed panels. This will allow the metal bars to be removed and the fixed upper panels will be replaced with opening lights.

Some of the existing timber frames have distorted due to movement in the building. Where feasible new sealed units in metal frames will be installed in the existing timber frames. Where this is not possible and where the timber has distorted or is in poor condition the timber frames will be replaced partially or fully to match the existing.

The new units will also reduce noise pollution from the street and school improving the building internal environment.



Double glazed kitchen windows Interior views.





Existing timber windows in properties in Netherall Gardens



Timber windows in new building at No11



New timber and metal windows in 2009 Extension at No 9

PLANNING

'The Conservation Areas Character Appraisal & Management Plan' for the Fitzjohn's/Netherhall Conservation Area December 2022 sets out criteria for developments and acceptable changes to properties in the area. *item 3.5 Architecture and Buildings* subsection 'Materials, Features and Detailing' has the following description of windows in the area.

'Windows are mainly timber, but there are also metal framed windows in some of the inter-war and post-war 20th century buildings. Windows are often in recessed openings, though also sometimes flush, for example in some interwar and later properties. The degree of recession of windows is an important part of a building's character and architectural language, so should be respected if windows are replaced. Some windows use stone mullions. Some houses have larger studio windows.'

The **Camden Local Plan** adopted in 2017 details 'Design & Heritage' Ch. 7 Policy D2 deals with heritage for conservation areas, which states:

(e): require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area

'Camden Draft local plan' Ch 12 - Design and Heritage D5 - Heritage

Details

The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.





Single Glazed window to Dining Room external and Interior views.



Double glazed windows to new study where sealed units have blown exterior and internal views.

SUSTAINABILITY STATEMENT

By replacing the existing single and failed double glazed windows the proposals meet the following policies in the Camden Draft Local Plan

Ch 8 - Responding to Climate Change

Policy CC1 - Responding to the climate emergency

A. The Council will prioritise the provision of measures to mitigate and adapt to climate change and require all development in Camden to respond to the climate emergency by:

i. Supporting the retrofitting of existing buildings to make them more energy efficient and reduce the energy needed to occupy the building;

Policy CC5 - Energy reduction in existing buildings

CC8 - Overheating and cooling

Ch 12 - Design and Heritage

Policy D4 – Extensions and Alterations

Item D. Proposals for extensions and alterations to houses and flats will be required to deliver energy efficiency improvements in accordance with Policy CC3 (Reducing energy in existing buildings).





ACCESS

The proposals are restricted only to replacing the leaded windows and as such have no impact on the access to the property which remains as existing.

CONCLUSION

The proposed new windows are designed to look visually from the street the same as the existing. However, the individual leaded sealed units will be made to the original patterns matching the adjacent panels and the existing security bars will be removed.

This will bring the property back to its original appearance maintaining the buildings unique contribution to the conservation area. The performance and quality of the windows will however be brought up to current standards or better and will therefore make a significant improvement to the interior environment of the property. This will improve the buildings security, reduce internal noise pollution and improve thermal performance keeping heat in during the winter and out in the summer. They will also reduce the energy use of the building in line with Camden's planning policies detailed above and help the Borough move towards Net Zero.

Double glazing to dormer window , single glazing to bedroom gable.



Master bedroom dormer window exterior and interior views.



Single glazing 1st Floor bedrooms exterior and interior views.



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