

**DESIGN AND ACCESS/HERITAGE  
PLANNING STATEMENT**

**RELATING TO**

**CAPITAL WORKS PLANNING**

**AT**

**39 ESTELLE ROAD  
CAMDEN  
LONDON  
NW3 2JX**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	DB	AJ	23/12/2024	-
P2	DB	AJ	02/01/2024	Proposed window table clarification
P3	DB	AJ	14/05/2025	Stained Glass retention

1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion. This design and access statement will support the planning application for the refurbishment of 39 Estelle Road, Camden, London NW3 2JX.

2.0 Planning Restrictions

2.1 Conservation and Heritage

Estelle Road is a late 19th-century residential development responding to the expansion of housing in Camden during the Victorian era. It consists of three-storey terraced houses, built in the 1880s, featuring bay windows and decorative iron railings. These homes form part of a cohesive streetscape that reflects the architectural style of the period.

In addition, the building is situated in Mansfield conservation area. The Mansfield conservation area was designated on 09/11/1990. Estelle Road lies within the Mansfield Conservation Area in Camden, London, noted for its late 19th and early 20th-century residential developments. The area is defined by key streets like Fleet Road, Southampton Road, and Mansfield Road and features terraced houses, mansion blocks, and public open spaces. Its character is shaped by architectural uniformity, with original facades and detailing being central to its heritage. Mature trees and small front gardens further enhance its suburban appeal.



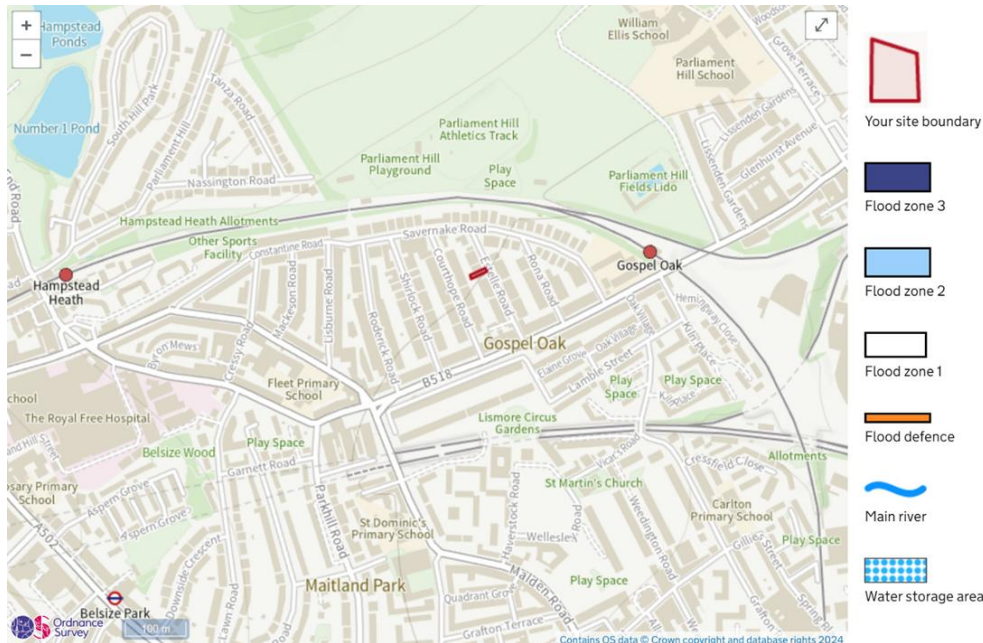


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## D&A/HERITAGE/PLANNING STATEMENT

### 2.2 Flood Risk Assessment

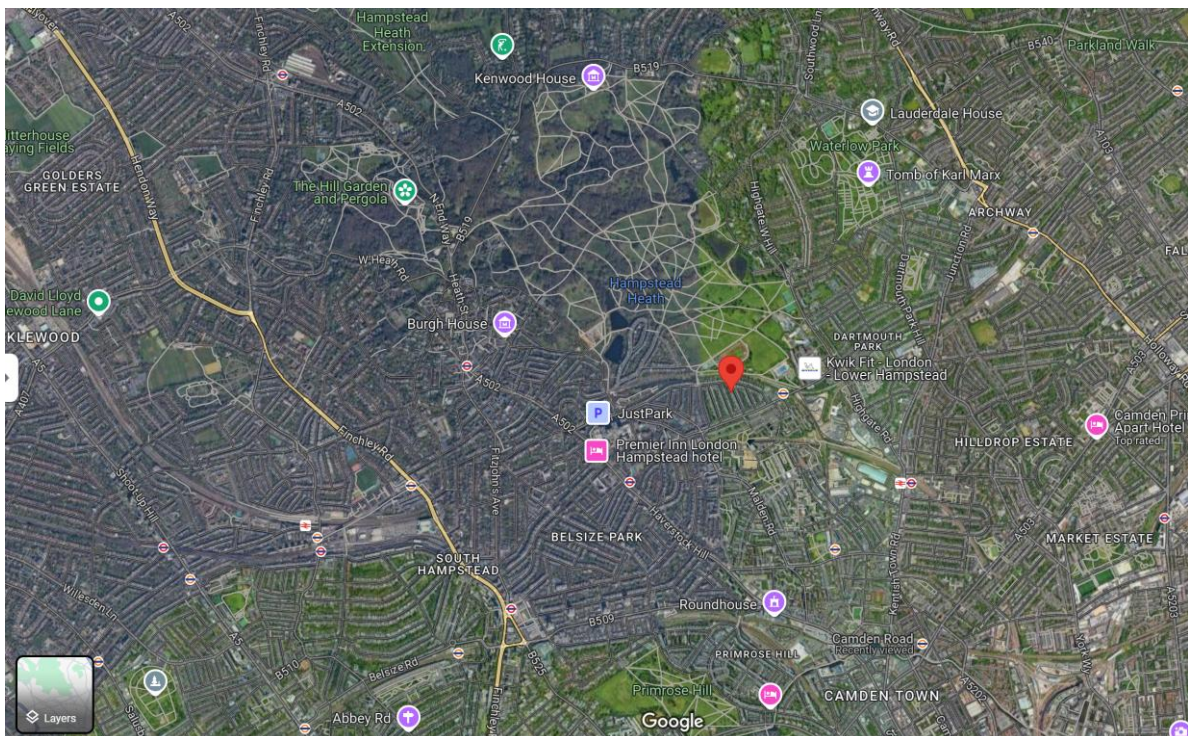
The property is located in a low flood-risk area, and flood risk does not have a significant bearing on this application. The below image confirms this:



### 3.0 Existing Building

#### 3.1 Location

As indicated in the satellite image below taken from Google, the site is located in Camden, to the North of Camden Town and South-East of Hampstead Heath.





### 3.2 Building Description

The building in question is a 39 Estelle Road in Camden, London, is part of a residential area featuring Victorian-era terraced housing, characteristic of late 19th-century construction. The property is three storeys, with period architectural details such as bay windows and sash windows. The site at 39 Estelle Road consists of a single terraced house typical of Victorian architecture, forming part of a larger row of similar properties, and have previously been converted into three flats. The house is arranged over three storeys plus a basement, characterised by bay windows with recessed sash frames. Ground-floor windows feature segmental arches in brickwork, while the entrance is framed by a simple stone surround with a pediment detail.



Front Elevation



Front Elevation

## 4.0 Existing features subject to proposals

### 4.1 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.



Second Floor Window (Front)



First Floor Window (Front) With Stained Glass



Ground Floor Window (Front) with stained glass



Ground Floor Window (Rear)





Ground Floor Window (Rear)



First Floor Window (Rear)



First Floor Window (Rear)



Second Floor Window (Rear)



### 4.1.1 Existing External Doors (With Photos)

The existing front communal entrance door is a black timber door, with 6 panels, 5 of which are glazed. The entrance also includes a rectangular fanlight above, with a letterbox and doorbell. There is also a black timber rear exit door with an upper glazed panel and fanlight above, both are shown in the pictures below.



39 Estelle Road Main Door (Front)



Rear Exit Door

## 5.0 Design Proposals

### 5.1 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. The Stained Glass will be carefully removed and included within the new double glazed units as shown on drawings for reinstatement.

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):	Integral
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:	Incorporated into Double Glazing unit as per the section provided

5.2 Proposed Doors

The front entrance doors are to be replaced as part of this application as indicated below, as shown on drawings submitted:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Doors	Timber	TBC	Upper Panels	Glazed Fanlight above door
Rear Exit Door	Timber	TBC	Upper panel	Glazed Fanlight above door

6.0 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 39 Estelle 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, to the north of Estelle 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 Estelle 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.

## 6.1 Assessment of Significance

### 6.1.1 Site Assessment

#### **Location and Setting**

The application site occupies a plot on the western side of Estelle 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**

39 Estelle 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.

## 6.2 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 and rear elevations will be slimline double glazed timber sash windows,

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.

## 6.3 Heritage Conclusion

Based on the above assessment it is considered that the proposals have taken into account the importance and significance of 39 Estelle 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 and rear elevation to enable this..

## 7.0 Site Constraints

### 7.1 Car Parking

39 Estelle Road does not have dedicated parking for residents. However, on-street parking is available in the vicinity, and residents can apply for parking permits from Camden Borough. Additionally, there may be restrictions on parking in certain areas, so checking local regulations is recommended.



Car parking (source: Google Maps)

## 7.2 Transport

The property enjoys a location with many other transport methods such as buses and taxis. The nearest station is Gospel Oak.

## 8.0 Refuse Strategy and Disposal

### 8.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

### 8.2 Waste

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

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

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

a) The subject property is a house converted into flats, across 3-stories, which 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 this building would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

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

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

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

## 10.0 Summary

This application includes works which will improve the quality of life and safety for the residents within the housing property and neighbouring properties.