

DESIGN STATEMENT FOR APPLICATION FOR NEW WINDOWS

TO 84D CHENIES MEWS, WC1E 6HU

PREPARED BY OLIVER BURSTON ARCHITECTS IN OCTOBER 2009



Introduction

This application is for the renewal of windows to a flat in a conservation area. Most of the windows are to be replaced like for like in terms of materials, colour, design and size and therefore do not require planning permission (Camden letter dated 24/08/2009 your ref: CA/2009/03631).

However, we would like to improve the proportions of the front second floor windows so that the central window and outer windows have panes of the same size, and to replace the small fixed light windows to the rear elevation with windows of a similar configuration and size of section, but in powder coated aluminium. It is for this reason that we are applying for planning permission, although Camden may consider that the alteration from the original design is so small that planning permission is not required.

Site and surroundings

Chenies Mews is a traditional Georgian mews. However most if not all of the buildings are later, no. 84D being rebuilt about 15 years ago as flats, including a two storey structure which takes up all of the garden. None the less the scale (garage doors at ground floor, two floors

above plus mansard above) follows the original as do the materials (predominantly brick with traditional timber windows) and (vertical) proportions. The other side and end of the mews consist of contemporary buildings. These are higher particularly at the end which is near University College Hospital, and the uses of these buildings are non residential.

The rear of the building overlooks the rear of the Georgian buildings in Gower Street. However, it is a hotch potch with most of the gardens completely infilled with buildings of one or two storeys.



Design criteria - general

The existing windows have failed after only fifteen years because they are of poor quality. The design intention is to replace the existing windows with new windows to match but of higher quality. The new windows will also reduce the carbon footprint of the building.



Conclusions

We are applying for planning permission for the avoidance of doubt and because our preference is to alter the design of some windows as described above.