

**19a, JEFFREY'S STREET
CAMDEN
LONDON NW1 9PS**

Design Statement

for

**The proposed reinstatement of
timber sliding sash windows and joinery**

on behalf of

Ms L Douglas



Andrew Wittrick

CHARTERED BUILDING SURVEYORS
HISTORIC PROPERTY CONSULTANTS

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January 2007

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27 FEB 2007

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1.0 Introduction

Approval is sought by the owner of 19a, Jeffrey's Street, Camden, London NW1, for Planning Permission and Listed Building Consent to replace the existing pvc-u windows and doors with timber, vertically sliding-sash windows and joinery to best replicate the original fenestration to the lower part of the building.

The existing property consists of a terraced house, facing Jeffrey's Street, of three floors with basement. The property has been split into two self-contained flats, of which the lower two floors form No.19a, with access to the property via a metal staircase into the area at the front of the building.

These proposals have been prepared after preliminary discussions with the London Borough of Camden, Planning and Conservation Officer, whose comments and observations are noted and taken into consideration with the proposed design.

2.0 General Description of Property

2.01 Location

The property is located on the northern side of Jeffrey's Street, Camden, London NW1, at approximately its centre. The orientation is such that the front of the property faces almost directly south east (Nat Grid ref:TQ290843).

2.02 History

The terrace of twelve houses in Jeffrey's Street, of which No.19a forms a constituent part, are thought to have been constructed at the beginning of the nineteenth century and typical of the extensive ribbon developments carried out in the late Georgian era on important roads leading into London. Built in pairs to slightly varying, but standardised designs, some have rear additions and outhouses.

Most of the houses have been modernised and lost some of their original charm and character. However, their historic and architectural importance has been recognised and the terrace placed on the statutory list, with Grade II status.

2.03 Construction

The building is traditionally constructed of load-bearing brickwork with a pitched roof assembly thought to be covered with slate. The elevation to Jeffrey's Street faced with a plain, yellow stock brick with gauged brick flat arches and iron balconies to first floor windows, the ground floor and basement faced with stucco, below a shallow belt course at first floor level. The rear elevation is faced with a purple/brown stock brick, with a plain render to ground floor level.

2.04 Use

The property has residential use.

2.05 Planning History

The property is set within a designated conservation area. A search has revealed no known recent planning history at the property.

3.0 The Proposals

3.01 Design

The proposed works are for the removal of the existing pvc-u glazing and doors at the property, thought to have been placed without formal consent, and their replacement with traditional timber-framed units. The new windows and doors have been designed and will be fabricated to restore the early-nineteenth century appearance of this property and in keeping with the date and style of the building.

Much of the original fenestration to the terrace and surrounding buildings to Jeffrey's Street has been lost, mainly from later periods of alteration and modernisation and a mixture of window and door assemblies now exist. No model was available on which new design could be based. Research was therefore conducted on houses of a similar period within London, to determine the correct appearance, character and proportions of the sash windows, particularly the primary, central ground floor window facing Jeffrey's Street.

In the preparation of this application, guidance was sought from and consultation conducted with English Heritage and other building conservation bodies. Their advice has also been followed to best meet the requirements of Part L of the revised Building Regulations.

3.02 Materials

Timber to be used will be well-seasoned heartwood or, at the very least, well-treated sapwood. Where possible, timber will be sourced from a farmed and properly managed woodland. Sashes will be glazed using steel sprigs and traditional linseed oil putty.

The new timber double-hung, sash-windows will be counter-balanced, traditional single-glazed units. The main access to the property will be through a solid panelled door with six raised and fielded panels, the rear garden access via a part-glazed panelled door.

All new units will be fully draught-proofed and weather-stripped by inconspicuous proprietary seals. This will be not only with the aim of reducing air infiltration and helping to conserve fuel and power, but also so as not to compromise the special interest, character and appearance of the listed, historic building. As an added measure, heavy lined curtains will also be placed within internal window openings to minimise heat loss.