



**189 Adelaide Road, London NW3 3NN**

**Replacement of Windows and Addition of  
New Fence and Gates**

**Design Statement**



FashionArchitectureTaste Ltd

5 Rear

Thornhill Road

London

N1 1HX

Tel:0207 251 6735

[www.fat.co.uk](http://www.fat.co.uk)

This design statement is submitted for purposes of providing clarity and background information for the submitted proposal in lieu of a Design and Access Statement which is not a requirement for a householder planning application.

### **Site and Context**

189 Adelaide Road forms part of the Chalcot Estate, a large development of 1960's "span type" houses, comprising mainly 2 and 3 storey properties, which was built out during the late 1960's and early 1970's.

The estate is not in a Conservation Area but is subject to a planning condition, forming part of the original planning approval, which removed the permissible development rights for the majority of the properties on the estate. As a result, a planning application is deemed to be required for the works proposed in this submission.

The majority of the estate comprises terraced housing with flat roofs. In general, the houses have matching materials and fenestration comprising brown bricks with a hint of purple, white painted windows (some of which have been replaced by UPVC) and white painted horizontal boarding. In general, these elements are arranged to give a vertical emphasis to the elevations. The majority of the houses are about 5.5m wide. Some of the houses face onto major roads such as Adelaide Road and others front onto private vehicular access roads.

The property at 189 Adelaide Road occupies a terrace facing onto Adelaide Road. The property is unusual with regard to most of the other houses on the estate. It forms the corner of an L-shaped block of terraces and, like a number of the corner properties within the estate as a whole, its original design is significantly different to that of its neighbours.

Unlike adjacent properties, which are more characteristic of the estate as a whole, 189 Adelaide Road has frontages spanning 10.5m facing onto Adelaide Road to the North and a private access road to the East respectively. The existing design is also significantly different to adjacent properties in terms of materials and fenestration.



189 Adelaide Road and its neighbour to the West.

Windows are considerably larger and have a fenestration pattern comprising vertical and horizontal glazing bars which are quite unlike properties elsewhere on the estate. The windows are situated between vertical spans of the brickwork of the same type as that used throughout the estate, but there is no use of panels of horizontal timber boarding. In addition, the ground floor is treated as a plinth which is rendered and painted white.

189 Adelaide Road has a hard standing parking area contained within white fencing facing onto Adelaide Road. To the east is a small patio garden, which is contained within a combination of brick wall and white painted timber fencing. This faces onto the private access road.

Across the access road to the East, is another L-shaped terrace, made up mainly the house types characteristic of the estate. Again the corner property, at 185 Adelaide Road, is significantly different, in this case being taller rather than wider than the adjacent properties.

This property is directly opposite 189 Adelaide Road and has a west facing walled garden that faces the patio garden of 189 across the access road. Like a number of other houses on the estate, this house has had its windows replaced and balconies added to its west façade.

In general, the quite austere appearance of the houses on the estate is softened by a number of mature trees and other vegetation.

### **Proposals for 189 Adelaide Road.**

The main elements of the proposal comprise:

- Replacement of all existing windows (mainly UPVC) with new hardwood windows painted white.
- The enlargement of two existing slit windows on the East façade to match the design and proportions of the other existing windows.
- The creation of a new window on the ground floor of the North façade.
- The conversion of the existing garage into ground floor living accommodation and the replacement of the existing garage door with a new window.
- The replacement of existing fence to Street frontage with identical design to existing.
- The installation of steel framed gates with white painted timber board infill.

The new windows will be double glazed and formed out of hardwood frames, painted white. The fenestration pattern is designed to retain the distinctive characteristics of 189 Adelaide Road in relation to its neighbours, whilst at the same time increasing the vertical emphasis of the proportions.

The proportions of the windows are also very similar to the existing windows on the neighbouring corner property to the East (which is also distinctive in relation to its neighbours).

The new, white painted timber fence replaces (where parts of it have been removed) the existing defective fence on the street frontage to Adelaide Road. Its design is an exact replica of the existing.

The new electronically operated gates replace gates that presumably once existed but have since been removed. They are steel framed and finished with white painted vertical timber boarding, in keeping with the fence. They open into the private forecourt of the property.