

Design & Access Statement
Replacing French Windows in Flat 15, Ryland Road, NW5 3EH
Statement date: 4th November 2014

References

Camden Call Centre Ref: 03681
Incomplete Application Ref: 2014/4248/INVALID
Planning Portal Ref: PP-03489318
Listed Building Consent Ref: PP-03727611

Property Description

38 Ryland Road comprises 24 flats in a converted school. The school was built in the 19th Century. The conversion was completed 10 years ago. We are advised that the main structure on 40 Prince of Wales Road is Grade II Listed & the structure within which Flat 15 sits is curtilage to that listing.

Flat 15 is a multi-level apartment with 2 bedrooms. The second bedroom lies at the rear of the property. It gives on to a private roof terrace by way of French windows and stairs leading steeply up from the bedroom. The French windows are therefore mostly obscured from view by the terrace, which is at a higher level than the bedroom and its French windows.

Presenting Issue: Property Damaged By Weather

The French windows are timber and double glazed. We understand the French windows were installed during the conversion, around 10 years ago. Unfortunately, they are now failing. In the heavy wind and rain over the winter the windows:

- Let water in under the door which has rotted the carpet
- Swelled up so that we could not open them and so could not access the roof terrace (which also leads to our fire escape)
- Allowed water into the double glazing, making the room they give into very cold and requiring greater heating of the whole flat
- Continued generally to deteriorate (the paint is peeling off)
- Caused mould to grow on the carpet and walls, which we worry presents a risk to health.

Photograph from the West – exterior view



Paint damage and rot allowing water ingress



Water moisture between double glazing glass causing cold room



Carpet rot and wall/carpet mould



In short

A failure to replace these French windows will lead to the following potential risks to health and safety:

- Obscured fire escape
- Property damage
- Added heating costs
- Loss of amenity of our second bedroom.

Proposed Development

We propose to replace the double glazed but failed timber French Windows with top spec “like for like” French Windows. Notably:

- Timber
- White painted
- Double glazed in slimline glazing
- Toughened glass compliant with low level glazing regulations.

The proposed replacements are as close to “like for like” in design as possible with one slight modification: we propose to remove the Georgian bars. The second bedroom, being sunk under the level of its roof terrace gets limited light. We would like to remove the Georgian bars to maximise our sunlight.

Nick Baxter, Conservation Officer, kindly visited the site on 1st August 2014. He advised that *“in view of their modern provenance and the very enclosed nature of their position, we could accept like-for-like replacement, in timber but without glazing bars. You would however need to specify Slimlite glass, as at present. Please also specify in your drawings that your proposal is compliant with the relevant building regulations for low-level glazing.”*

Email Subject: RE: Friday Visit: Flat 15, 38 Ryland Road, NW5 3EH Received: Fri, Aug 1, 2014 at 12:08 PM

Illustration: existing rear elevation

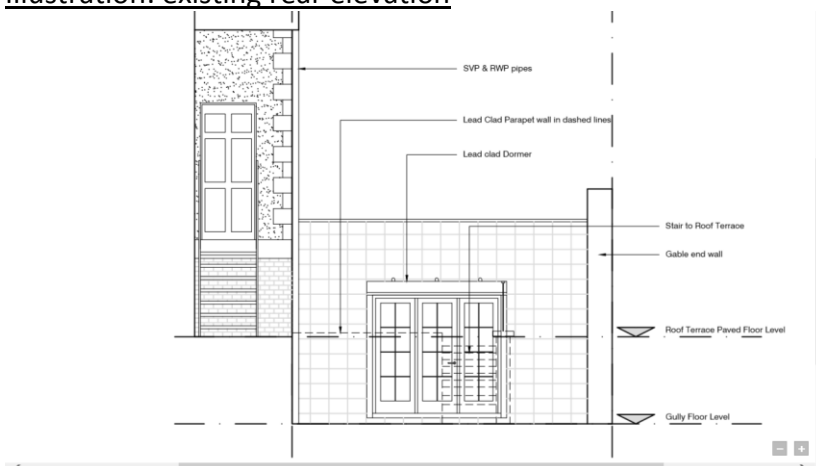
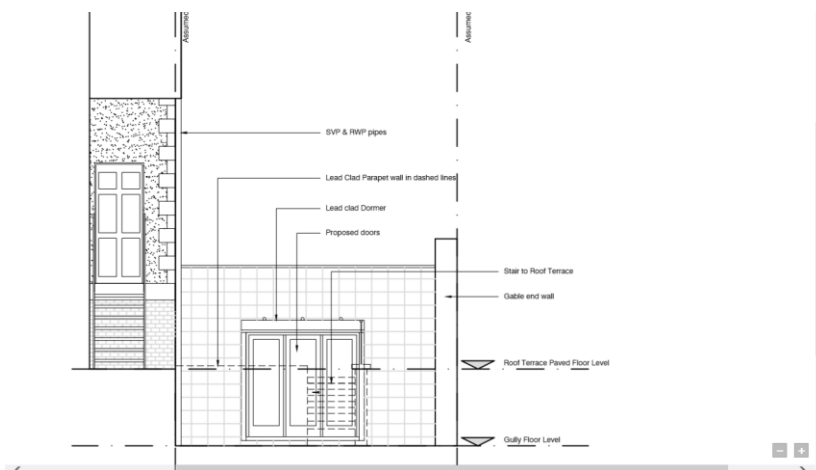


Illustration: proposed rear elevation



Note: please see separately attached full elevations and sections

Design intention

Our design intention is to stay absolutely rigorously in the aesthetic and conventions of the development and add to its attractiveness and coherence. We believe this development will improve the building and the area and stay absolutely in keeping with its current character.

Intended use

Flat 15 is owned by the applicants and is our primary and only residence. We intend to continue living in it as our primary and only residence for the foreseeable future.

Access and works

Installation under the building regs by qualified fitters is estimated by the contractor to take one day and require no scaffolding.

Submitted by Hugh Lloyd-Jukes, property co-owner, 4th November 2014