

Proposed replacements of French Doors and adjoining window set and installation of Wrought Iron Balcony to Flat C, 2 Strathray Gardens

Heritage Statement Design & Access Statement

Job No.: 1409199

REV: -

5 December 2014

1. Introduction & Brief

- 1.1 Strathray Gardens is a large Victorian town house located inside the Belsize Park Conservation Area. Its exterior envelope is predominantly made of red London Stocks & appears with arts & crafts detailing to brick to windows surrounds but mainly on the external woodwork.
Several alterations affecting the external appearance have been granted over recent years, such as rear and side extensions and the addition of a black metal railing on mansard to establish a roof terrace. The house is divided into flats, and flat 2C is located on the top floor of this building and has access to a small roof terrace over the rear bay window. The parapet wall is low and by today's standards does not comply with current balustrade protected heights.
- 1.2 The client approached Domus Architects + Project Mangers Ltd with a brief to install a wrought iron balustrade to provide safe guarding and to replace the old french doors. The design is to integrate with the existing character and proportions other the property and the adjoining properties.

2. Heritage Statement:

- 2.1 The subject property is located within the Belsize Park Conservation Area
- 2.2 The property is a large Victorian town house with brick built and rendered façades. The windows have painted surrounds and a mixture of sash and casement windows with georgian bars. The arrangement and size of these vary.
- 2.3 Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. There is no measurable impact upon the street scene nor is there any measurable impact to the built environment. The french doors and balcony cannot be seen from the street.

3. Design Approach

Design Process

- 3.1 The proposed french doors and window set will be a like for like replacement with respect to frame sections, transom and mullion proportions. The french doors and window sets will be double glazed
- 3.2 The wrought iron balcony will be in keeping with similar balconies in the surrounding area.
- 3.3 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

Use

- 3.4 The proposed use is for residential purposes.
- 3.5 The proposed use is in character with the area.

Layout

- 3.6 The site is located within the established residential road known as Strathray Garden.
- 3.7 There is currently one dwelling house located on the site which has been divided into 4 flats.

Appearance

- 3.8 The design reflects the domestic nature and use of the buildings.
- 3.9 External materials of brick and render are in character with the surrounding area.
- 3.10 The building works relate to the appearance of those adjoining and they are not a discordant feature.
- 3.11 The material selected compliment and maintain the theme of surface materials already used within the street scene.

4. Access

- 4.1 The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.

Transport Link

- 4.2 Strathray Gardens is located in an area which provides excellent public transport services including bus routes.

Road Layout

- 4.3 The existing road layout remains unchanged.

Inclusive Access

- 4.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

5. Summary

- 5.1 The proposed work at Flat C, 2 Strathray Gardens is an opportunity to improve the safety of the existing residence. This will be achieved through the addition of the carefully considered alterations which have been designed, in our opinion, to a high quality in accordance with the guidelines set out by the Camden Planning Guidance.

This proposed alterations are in keeping with the materials of the existing building and similar to other properties in proportion for previously gained planning consent for the similar extensions.

- 5.2 The character and appearance of the property has been successfully enhanced whilst conforming to the local characteristics of the Belsize Park Conservation Area.

