

# Carbogno Ceneda Architects

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## OUTLINE DESIGN AND ACCESS STATEMENT

Supporting the planning application for the replacement of existing external doors and windows with like-for-like double glazed W30 and W20 Crittal equivalents and for the installation of Crittal W20 full height door to replace the non-original timber doors to the balcony at the front at 13 Bracknell Gate, Frogna Lane London NW3 7EA.

September 2015

## 1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

Permission is sought for householder planning permission for the replacement of existing external doors and windows with like-for-like double glazed W30 and W20 Crittal equivalents and for the installation of Crittal W20 full height door to replace the non-original timber doors to the balcony at the front at 13 Bracknell Gate, Froggnal Lane London NW3 7EA.

## 2 - CONTEXT OF THE SITE

Located in the conservation area of Redington Froggnal, the proposed site, Flat 13 Bracknell Gate, is part of a three-storey Mansion block complex comprising three blocks dating from the 1930's. The application site is located at second floor level facing onto Froggnal Lane comprising front and rear elevation. The mansion block is NOT a listed building and views of the rear elevation are screened from adjacent properties within the conservation area by the other existing mansion blocks.

All windows to the building are original 1930's single glazed steel windows apart from the balcony doors to the front that consist in glazed timber framed doors not matching the design and the site line of the adjacent windows nor the windows above or below.

All windows are site painted and currently the paint is peeling off the frame, some of the glazing is cracked and there is evidence of water penetration in some areas resulting in sections of the windows rusting.

## 3 – THE PROPERTY

The property is part of a three storey Mansion Block built in the early 1930's in red brickwork, with red cement roof tiles. It is fronted with communal gardens and off street parking. The building is flat fronted with a projecting bay windows from ground and first floor storeys. The second floor flat has a balcony above each of these projections. The third floor flats are situated in the roof space with projecting dormer windows. The flats are accessed via a stair or lift situated within the shared entrance hall. All fenestration is formed in steel single glazed windows apart from the doors to the balconies that appear to be later timber additions.

## 4 - DESIGN EVALUATION

The proposal consists in the replacement of all single glazed steel windows with like-for-like Double Glazed Crittal W30 equivalent and the replacement of the external timber doors with Double Glazed Crittal W20 full height doors.

The new windows will be fitted to existing timber frame surrounding unless these were to be found in not suitable conditions in which case these frames will be replaced with new ones. All new windows will be spray-painted to guarantee maximum longevity and best finish result.

The doors to the balcony will be replaced with full height Crittal doors and will have horizontal division bars that will be in line with adjacent windows. The vertical bars will also be aligned to the original steel windows above and below.

## 5 - PHYSICAL CHARACTERISTICS OF THE DESIGN

In our view the reinstatement of original windows will enhance the overall character of the corner block at Bracknell Gate and will result in a more consistent, more elegant and a calmer overall façade.

## 7 - AMOUNT, SCALE AND VOLUME

No additional volume is proposed.

## 8 - UNDERSTANDING OF THE CONTEXT AND REFERENCES

The location is a sensitive one, in a conservation area. For this reason it is believed that the proposed fenestration are in line with the character of the building. The new design for full height doors to the balconies aims at reinstating a more elegant and original overall composition to the front elevation.

All other windows will consist in like-for-like replacement of the existing windows.

## 10 - LANDSCAPING

The green space is to the front and is unaffected.

## 11 - ACCESS - PEDESTRIAN ACCESS

Frogna Lane is accessed by public transport via Hampstead Heath underground. There are several easily accessible bus routes. There are a good range of shops and services within easy walking distance.

## 12- SUSTAINABILITY ISSUES

New materials to be reclaimed from alterations or to match existing.

## 13 - LIFETIME HOME STANDARDS

Since the building is an existing one, it is not possible to comply with the new Life Time standards.

## 14- PRE-APPLICATION ADVICE

Informal pre-application advice was discussed via telephone with one of the duty planners at Camden who confirm that like for like window replacement requires no Planning application, but the change of the design to the doors will.

It was considered that:

## 15 – SUMMARY AND CONCLUSION

The proposed it is of good quality design using high quality materials that will replace the existing decaying fenestration resulting in the enhancement of the durability of the current fabric of the

building. The introduction of a double glazed solution will also improve the environmental performance of the flat and will contribute positively towards the reduction of carbon-monoxide emission.

We are aware that the local managing agent are recommending this solution for the entire of Bracknell Gate to be fitted with Crittal windows and we would like to set the standard for the site so to enhance the character of the site and of the surrounding area.

**END OF OUTLINE STATEMENT**