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For and on behalf of
Ramzan and Sons
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Heritage Statement

7 Lyncroft Gardens
London
NW6 1LB

October 2016

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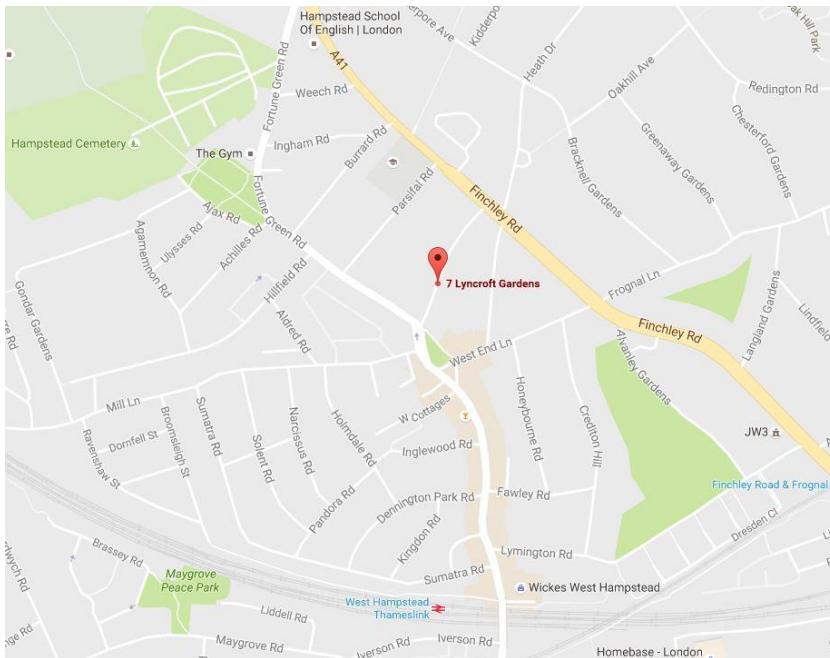
1.0 Introduction

Background

- 1.1 Saloria Architects has been engaged by the applicants to prepare the following Heritage Statement to accompany a Conservation Area Application for the replacement of windows at 7 Lyncroft Gardens, NW6 1LB, a building considered a 'positive contribution to the character of the West End Green Conservation area. This Statement is provided to show the analysis of the historic fabric so as to ensure that the historical importance of the building is preserved and enhanced as a result of the proposal.

Site Location

- 1.2 The subject site is located on the northwest side of Lyncroft Gardens. The principal elevation of the existing building is orientated towards Lyncroft Gardens. For a more detailed description of the site and its context, see Site Description and Context.

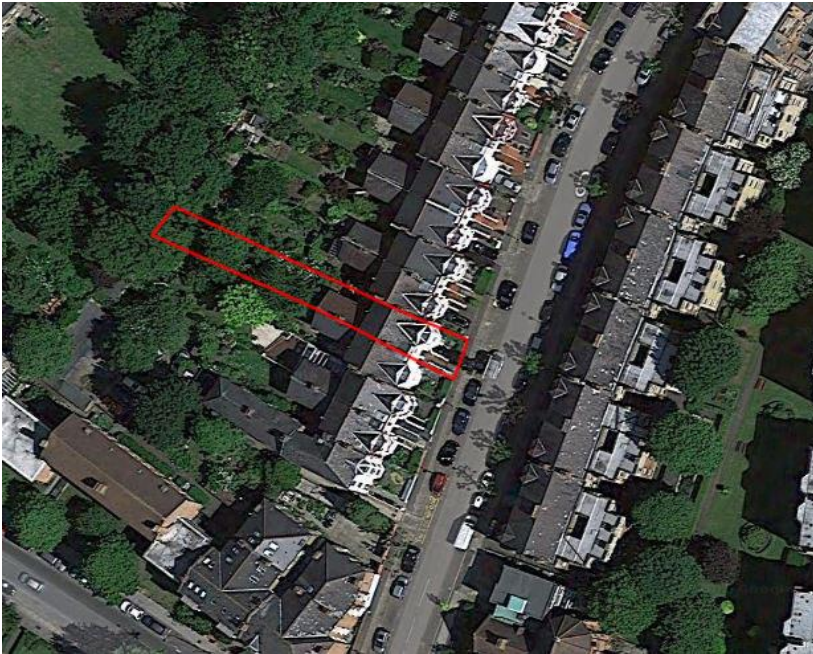


location of 7 Lyncroft Gardens

2.0 Description

Site Description and Context

2.1 This Statement refers to 7 Lyncroft Gardens which is located in West End Green, London. It is located between and connects directly to Finchley Road to the north and Fortune Green Road to the south, where the latter street widens around West End Green. 7 Lyncroft Gardens comprises a three storey terraced property with additional basement space in keeping with its neighbours in Lyncroft Gardens and as part of the Conservation Area.



7 Lyncroft Gardens

Building Description

- 2.2 The building is not listed, but falls under the general comments on Lyncroft Road made in the West End Green Conservation Area Appraisal as follows:

Lyncroft Gardens is [also] lined with street trees. The north side consists of a terrace of two-storey late Victorian houses with bays and gables in red brick (some facades painted), raised on basements with attic storeys. The terrace is slightly curved, a characteristic most apparent in views from the higher ground of Finchley Road. The south side of the street has a different character, being lined with mansion blocks.

And of the area in general:

Windows are generally in timber, sash and casement, many are set in stone mullions; window glazing configuration types tend to be consistent in groups of houses and the mansion blocks.

3.0 Elements of the refurbishment

Archaeological survey

- 3.1 The proposed works do not affect any potential interest of archaeological value.

Replacement of Windows Existing Situation

- 3.2 The windows at 7 Lyncroft Gardens are in the most part unpainted metal-framed sash windows at the front of the property, with windows to the rear being a mixture of timber framed and metal-framed sash and casement, and more modern UPVC fixed windows with horizontally hinged casement elements.
- 3.3 One window at the front and two at the rear feature unsightly plastic grilles, presumably to attempt to crudely aid air circulation throughout the property. From the street this appears to be thankfully unique to 7 Lyncroft Gardens.
- 3.4 We note that, at the moment, more or less all the window timber and metal frames are in poor condition. This is due to the general neglect of the windows and the property in general. Where windows are timber these problems are enhanced by lack of maintenance as damage and wear to the paintwork over time has allowed the timbers to absorb moisture, causing further damage to the paintwork and condition in a vicious cycle.
- 3.5 The level to which certain windows have decayed compromises their ability to remain watertight and serviceable, and the whole property is in desperate need of refurbishment to prevent further deterioration. The dated metal sash windows whilst in a marginally better due to the material used, are unlikely to remain in a serviceable state, and are not in keeping with the general character of the road.
- 3.6 Many of the windows, especially to the front of the property, have been replaced at least once since the initial construction. The original windows which would have been timber-framed single-glazed sash windows have been replaced by metal-frames of the same, which is an incongruous choice of frame in the West End Green conservation area.

3.7 Furthermore, our analysis leads to the consideration that replacement windows would be more energy efficient than the old ones as well as providing a greatly extended functional life. The decision to propose a general replacement of all the windows has been taken considering two major aspects:

- The general look and appearance of 7 Lyncroft Gardens – to bring the property back into concurrence with the rest of Lyncroft Gardens and the West End Green area by replacing damaged and out of character windows with suitable replacements
- The overall average level of energy efficiency – to achieve an improvement in the overall running cost of the property for the occupier and to improve the level of sustainability and energy conservation for the future.

3.8 It was therefore concluded that a mixed approach, of old windows repaired where at all possible and new windows installed where not, would have an ineffective result in terms of energy efficiency and energy saving. It could also lead to an inconsistent appearance to the building which would be obtained by the complete replacement of all fenestration.



The existing French windows to the rear, showing the state of disrepair of the timber frames



One of the timber framed windows with unsightly grille and internal security bars, showing disrepair



Detail of the existing ground floor metal window frames, incongruous with local character



An existing UPVC window
neither reflecting local
character nor fitting with the
rest of the property



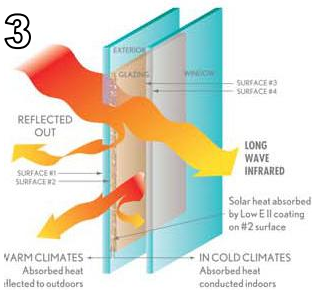
Front view of the property,
showing the existing change
in window character
between 7 Lyncroft Gardens
and the properties on either
side

Proposal of New Windows

- 3.9 The proposed new windows respond to the above mentioned points in terms of appearance and energy efficiency. It is proposed to specify UPVC double glazed units in a sliding sash window configuration throughout the property, with BFRC rating A, such as Ecoslide, to closely mimic the white-painted timber frames of the rest of the street whilst delivering a high quality finish and standard of energy efficiency.



Specialty Glass



1. An example of Ecoslide A-rated sash windows
2. The UPVC elements of the glazing units to be treated and textured to mimic white painted wood
3. Diagram to show the different level of solar heat.

- 3.10 Most glazing companies now offer many options of colour and finish during the selection process. It is intended that an option will be chosen to most accurately reflect the timber frames occurring in the rest of Lyncroft Gardens and surrounding areas.
- 3.11 Typical U-value for a single glazed windows and doors is 4.5 to 4.8, the aim is to achieve typically around 1.5 but as low as 1.1. This form of unit therefore achieves the sustainability and operational cost objectives.
- 3.12 In addition to the previous points the base materials are guaranteed against any form of cracking, fading or discolouration for many years and are effectively maintenance free. This would help ensure the future of the property's glazing against falling into the same disrepair as it currently stands, thus safeguarding the conservation area status as a characterful and beautiful area of the city.

- 3.13 The most important consideration is acknowledged to be that the proposed replacement windows will replicate the look of the existing. The type of solution proposed has been chosen specifically to match the adjacent properties as closely as possible whilst still delivering our commitment to energy efficiency.
- 3.14 In order to assure that there is no unnecessary visual change that will arise from the proposal, except where current windows are incongruous with the local character, a detailed photo survey has been made to record and provide a base line for the work. See drawings submitted alongside this statement.
- 3.15 Furthermore, there is a history of changes and replacements to historic facades within the Conservation Area, as long as they are in keeping with the character of the area. These include:
- PW9902834 33 Lyncroft Gardens London NW6 1LB
Installation of two roof lights to the rear extension, new windows and French doors at ground and first floor of rear extension and new window at second floor of main house
 - 2005/4010/P 19 Lyncroft Gardens London NW6 1LB
Replacement of existing steel-framed windows at first floor level on the front elevation with timber-framed windows, and the insertion of timber-framed double doors in lieu of a window on the rear elevation for the first floor flat.
 - 2013/2740/P Flat 2 66 Crediton Hill London NW6 1HR
Replacement of two existing windows with one single window to flat (Class C3).
 - 2016/0388/P 6 Lymington Road London NW6 1HY
Erection of single storey rear extension to replace existing and replacement of all windows with timber double glazed windows
 - 2015/2764/P 3 Honeybourne Road London NW6 1HH
Erection of ground floor rear infill extension and canopy, and installation of new and alterations to existing windows on front elevation.
 - 2016/4515/P 16 Crediton Hill London NW6 1HP
Conversion of garage to habitable room and replacement of existing garage doors with new bay window.
 - 2016/1682/P Flats 2 & 3 173 A West End Lane London NW6 2LH
Conversion of the existing bedsit and 1Bed flat at second floor and roof level into 1 x2Bed self-contained maisonette (class C3), replacement of the timber windows at second & third floor level with matching softwood windows to the front & rear elevations and conservation rooflight to the rear at roof level.

Replacement of Roof Tiles

Existing situation

- 3.16 The roof tiles at 7 Lyncroft Gardens are thought to be a dark grey slate in keeping with the general character and appearance of the Conservation Area on the forward part of the building above the attic storey, with contoured grey concrete or clay tiles not in keeping with the local area on the rear extrusion above the first floor storey.
- 3.17 In both cases it has been difficult to ascertain the nature of the roofing material as there is substantial growth of lichens and moss throughout
- 3.18 Furthermore, due to the age and disrepair of the building, the flashings and weatherproofing measures at roof level have begun to deteriorate and compromise the weather-tightness of the building.

Proposal of new tiles

- 3.19 It is proposed to replace the existing roof tiles in slate and concrete with new slate roof tiles throughout, and conduct sundry small repairs to the roof level in order to render the roof structure safe from weather ingress and make the building safe and fit for habitation.
- 3.20 In specifying slate tiles, it is aimed to bring the rear extrusion back into congruity with the rest of the building, and with the Conservation Area at large.
- 3.21 7 Lyncroft Gardens requires substantial roofing repairs to make it fit for use. Specifying repair of roof tiles, whilst admirable, would likely prove to amount to replacement due to the amount of lichenous and mossy growths present. Therefore it was considered appropriate to propose replacement in the first instance, rather than achieve replacement as a result of understated need for repair.

4.0 Conclusions

- 4.1 The present proposal has been made with regards to the current state of disrepair and the charming potential of 7 Lyncroft Gardens in the context of the West End Green Conservation Area. This design proposal is the best possible solution and offers a practical method of maintain and preserve the property with absolutely minimal impact on the character and appearance of the neighbourhood.
- 4.2 Without the proposed changes the building would remain in a poor state, prone to an accelerated rate of deterioration and furthermore it would remain an expensive building both in terms of its maintenance and its energy efficiency.
- 4.3 The existing windows in place at the property are for the most part twentieth century metal replacements of the original timbers, and as such these are incongruous with the character of the rest of Lyncroft Gardens. Replacing these with modern and conscientiously chosen glazing in a more appropriate style, frame proportion and colour will constitute a net improvement to the property in terms of its contribution to the character and appearance of the West End Green neighbourhood.
- 4.4 The existing tiles are in a similarly poor condition following this period of neglect, and in part do not represent the character of the area. Replacing these as proposed is essential to ensure the future of the property as a valued part of Lyncroft Gardens and the Conservation Area, due to the need to ensure weather-tightness before this property can be inhabited once more.
- 4.5 We believe that the scheme proposed strikes the right balance between minor intrusive works and the wider benefit of restoring the building to its full potential as part of the built environment. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing building.