

DESIGN AND ACCESS STATEMENT

INTRODUCTION

No 39 Estelle Road is located within the Mansfield Conservation Area. The area was elected on the 11th of September 1990 by the London Borough of Camden. Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath.

Estelle Road



The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south. The conservation area lies mostly within the Gospel Oak ward and partly within the Highgate ward, within the London Borough of Camden.

The earliest sign of development in the area is the 'Hedge', the Anglo-Saxon ditch on Hampstead Heath which still marks the boundary between the former parishes of St John at Hampstead and St Pancras. The two residential areas, which comprise the Mansfield Conservation Area, lie on either side of this boundary, where it descends from the height of Parliament Hill. Each area was originally developed in the second half of the 19th Century and, with few exceptions, the area remains as it was in about 1910 when building was completed. Fleet, Agincourt, Cressy, Constantine, Mackeson and Lisburne roads, with some 330 houses, a Methodist church, shops, ambulance station, primary school and a

commercial/industrial estate were built within the Parish of St John at Hampstead, which later became part of the Borough of Hampstead. Mansfield, Roderick, Shirlock, Rona, Courthope, Estelle and Savernake roads with some 380 houses, ten shops, a primary school, railway station and an 7 Anglican parish church are within the ancient Parish of St Pancras which later became the Borough of St Pancras.



No, 39 Estelle Road – Front elevation

No 39 Estelle Road is a three storey terrace house with a walled front garden, a black partially glazed timber door and timber sliding sash and casement windows.

REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is, in places, in a poor condition. The joinery has areas of deterioration and elements of the door have warped and bowed causing heat loss and draughts. Residents have highlighted issues with water ingress and structural security and have emphasised the necessity for a safe front door which meets building regulations.

DOOR PROPOSALS

The existing front door is to be replaced with a single, timber, replica door.

The new door will aim to replicate the existing aesthetically and will re-use existing fixtures where possible. The new door will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry.



Door details – Front Elevation