

DESIGN/ ACCESS AND HERITAGE STATEMENT

9 COLVILLE PLACE , LONDON, WT1 2BJ



Introduction

- 1.0 This Planning, Design and Access Statement is submitted in support of the accompanying Householder Planning Application, prepared by Graham Powell of Imageon Designs Ltd, made on behalf of the property owner/applicant - Mrs Lou James
- 1.1 The proposed scheme is for the replacement of the existing timber casement/fanlight windows on the front elevation of the first and second floor, along with the widening of the ground floor dining window.
- 1.2 The property, circa 1766, was originally built set in a double row of terraces, set 6m apart . The properties were constructed in London Stock brickwork, with two sash windows serving each floor on the front facade, The ground floor elevations are sand cement/render
- 1.3 Each property has a basement and three floors above ground, Most of the properties have been altered further over the years to incorporate a mansard type extension to form a further floor,
- 1.4 The application site is set in the Northerly terrace comprising thirteen matching dwellings, It is faced by the opposite terrace of five matching dwellings



- 1.5 The terrace in which the application site is situated does contain some Grade II listed properties – These are numbered 11, 11A, 12 and 13. Listed properties in the opposite terrace are numbers 14, 15 and 16
- 1.6 The property is within the Charlotte Street Conservation Area.
- 1.7 Consideration has been given to policies B1 (General design principles), B3 (Alterations and extensions), B7 (conservation areas) and Charlotte Street Appraisal and Management Plan (July 2008)

Existing

- 2.0 There is no history for any planning applications showing on Camden Council's website
- 2.1 Drawing number GP/02/18 (existing floor plans and street scene) demonstrates the existing floor plans, along with the front elevation/street scene for numbers 4 to 13, with the application property highlighted, The dining room on the ground floor facing the street has a window 1160mm wide x 1530mm high
- 2.2 The bedroom on the first floor and reception room on the second floor are both served with double aspect windows 1160mm wide x 1350mm high
- 2.3 All of the properties in the terrace at first and second floor level have timber sash windows, with the exception of No.5 which has Crittels and No.9, having its sash windows replaced with casement/fanlight windows at some stage which is totally out of keeping with the street scene
- 2.4 Drawing number GP/01/18 (block plan and images) demonstrates the terrace layouts and provides photographs of the existing diverse array of windows on the ground floors. The sash windows at first and second floor levels are also clearly evident, with no.5 and no.9 being the only anomalies in the street scene

Proposed – design considerations

- 3.0 The design brief therefore, was to provide more light to the dining area on the ground floor and to replace the windows on the first and second floor to match the rest of the terrace,
- 3.1 Consideration was given to policy B7 A – *the Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area*
- 3.2 The dining area is open and backs onto the kitchen. The kitchen is served by a similar sized window, but is North facing off an 1800mm deep rear yard and the resultant light gain is very poor, Interior view from dining shown below



- 3.3 To assess whether increasing the width of the window to enhance the light would be acceptable, the street scene was examined to see whether other examples of wider windows were evident. It was apparent that no.6 and no.8 had wider windows. No.'s 11,12 and 13 (Grade II listed) have full width windows between doorways being previous shopfronts. It was felt reasonable, that a window width of similar proportions to No.'s 6 and 8 maybe acceptable. To ensure that the window would not be detrimental to the streetscene, thought was given to the window style, again to match the similar properties i.e central box sash, with half width size sashes either side.
- 3.4 This is demonstrated by Drawing number GP/03/18 Rev B (proposed floor plans and street scene)
The left hand side of the proposed window is to line with the left hand side of the first floor window and the right hand side of the proposed window to line with the left hand side of the first floor window. This in turn provides symmetry of good design principles
- 3.5 The four upper windows are of no aesthetic value whatsoever and in fact would be considered as detrimental in appearance to both the property and street scene. The proposal is to replace all four with timber sash windows which would re-instate the facade to its original detailing and would greatly preserve and enhance the character.
- 3.6 All of the existing windows are single glazed. The replacement windows would also all be single glazed using Antique glass which has the benefit of waves and inclusions unlike modern plate glass. The new windows are detailed in Drawing numbers GP/04/18 and GP/05/18

Design and access

- 4.0 There would be no changes with regard access to the property which is currently served via the front door leading directly onto the street

Heritage Statement

- 5.0 The property is not listed, but forms part of a Grade II listed terrace
- 5.1 The existing windows are not original, nor of original design, are not in keeping with the street scene or character of the properties or period
- 5.2 The existing windows are detrimental to the heritage and conservation of the area
- 5.3 There will be no change to the brickwork fabric at first and second floor levels including stone cills and headers
- 5.4 There will be no noticeable change to the wall fabric at ground floor level being sand and

cement render.

5.5 Integrity of the single glazed style would be maintained and enhanced with Antique glass

5.6 Joinery will be bespoke made by Artisans specialising in period detailing

Conclusion

6.0 This scheme has been prepared with conservation and enhancement at the forefront. The applicant is both passionate and committed in preserving the historic fabric of the building and by restoring the window style and materials to their former original design, will greatly enhance and benefit this wonderful property and add value to the conservation area,