

Design and Access Statement

Proposed alterations to the existing façades of a first & second floor apartment at 23 Dunollie
Road London NW5 2XN

20th November 2018

Hestia Design

Design and Access Statement

1.0 Description

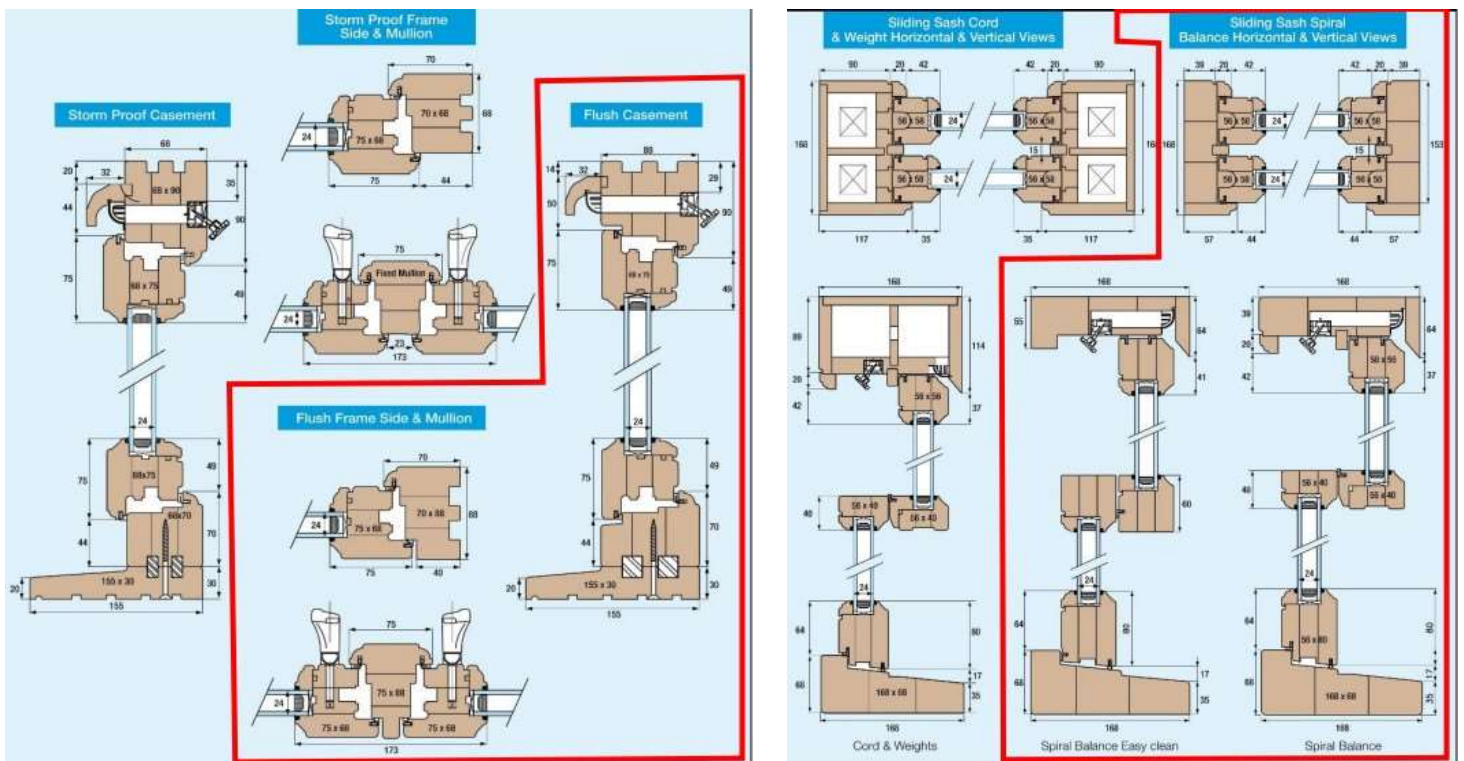
23 Dunollie Road ground and first floor apartment on the corner of Dunollie Road and forming the end of the terrace. The property on Dunnollie road forms part of the Kentish town conservation area. The buildings are of the architectural turning point of the 20th century and have been developed throughout the years. The current windows are single glazed wooden sliding sash

2.0 Proposed changes

Planning permission is sought for alterations to the front and rear facades to upgrade the thermal values of the windows but maintain the aesthetic integrity of the property. The changes will also offer better acoustic value from the neighbouring Lady Margaret Road & Montpellier Grove

1.0 Design Detail

Design specification for all windows can be found on the attached document for this planning application. The only changes to the specification are: Trickle vents: There are no trickle vents on the sash windows to stay in keeping with the style of the windows. Silicone: Continuous neutral cure seal both sides of D.G.U in either white or translucent – translucent is to be chosen.



4.0 Conservation Area Policy

Kentish Town Conservation Area Policies 5, 6 make note of certain design of windows as the following 'Windows are timber and sash up to the twentieth century. Glazing bar configurations vary from small panes up to the mid nineteenth century (on Leighton Road) to

larger panes (Leverton Street) following improved technology and repeal of the window tax in 1845 when the price of glass was halved. Window replacements have not always kept to the original patterns.'

Kentish Town Conservation Area Policy details the maintenance of special character to buildings within its conservation area by noting *'Doors and windows should be restored to their original glazing material and glazing bar configuration'*

5.0 Access There is no current change to access to the property.

6.0 Servicing There is no change to the servicing arrangements.

7.0 Conclusion We believe the proposed alterations to the façades will preserve and enhance the Conservation Area and comply with the Council's policies.