

DESIGN AND ACCESS STATEMENT

Introduction

This document has been prepared to accompany a full planning application to replace the existing windows at 62-64 West End Lane.

62-64 West End Lane is located within the South Hampstead Conservation area.

The South Hampstead (formally known as the Swiss Cottage Conservation Area) was originally designated on 15th November 1988. There have been no subsequent boundary revisions and none are proposed as part of this review.

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

West End Lane



Historical Background

The area has an extremely long history the topography of the area was originally arranged according to a land split between medieval manors, the ownership of which was decided by the crown. The central section of the area belonged to the manor of Hampstead, the east to the Maryon Wilson Estate and the west Kilburn Priory Estate. Development of these areas commenced in the 19th century.

Not much has changed in South Hampstead since the end of the 19th century, and the small pockets of later development are usually residential blocks - Kings Gardens (1897), Kingswood Court (1935), and Sydney Boyd Court, (built in 1953 on a site cleared by a WWII flying bomb) on West End Lane. Further bomb damage resulted in a large number of flats being constructed by the LCC on Broadhurst Gardens alongside the railway (1956). Canfield Place was redeveloped in the 1980's.

More recent development includes long blocks of flats in Priory Road, and various smaller infill / backland type developments such as 1A Cleve Road and St Mary's Mews behind 52 and 54 Priory Road (1978).

The South Hampstead Conservation Areas was known as the Swiss Cottage Conservation Area until February 2011. The name of the conservation area was changed to reflect the historical development of the area and its spatial and historic relationship with Hampstead as opposed to Swiss Cottage, which is on the east side of Finchley Road.

Surrounding Area

The South Hampstead Conservation Area is bounded by West End Lane to the west, the Metropolitan Tube line to the north, Belsize Road to the south east, the rear boundaries of properties on Abbey Road to the south west, and the rear boundaries of properties of Fairfax Place/Marston Close/Naseby Close to the east. At its north eastern extremity it includes Canfield Gardens up to the corner of Finchley Road (including part of Finchley Road Underground Station).

The conservation area (CA), adjoins the Priory Road Conservation Area to the south west, with the West End Green and Fitzjohn's/Netherhall CAs to the north west and east respectively.

62-64 West End Lane - Front elevation



Reason for the Proposed Alterations

The existing timber windows are in a poor condition. The joinery of the sliding sashes has extensive areas of rot and has loss of joints to the frame. Heat loss and draughts are a concern to the residents as is condensation, air tightness and maintenance. This has led to this application to replace the sliding sash windows.

Window Proposals

The intention is to replace the existing single glazed timber windows which are in a poor condition with new like for like, double glazed white / off white traditional timber sliding sash windows with weights and pulleys. The glass will be 14mm slimline in line with the character of the conservation area

The design of the new windows will replicate the existing windows but with better quality and thermal performance.

The character and appearance of the property will be retained, and the windows will be in keeping with the surrounding area.

The new windows will incorporate thermal double glazing, to Building Regulation Standards. This will improve the living conditions of the residents at the property and provide adequate ventilation to avoid the build-up of condensation within individual flats.

Rear elevation windows details

