

Heritage Statement& Design and Access Statement

SITE ADDRESS: 31a Goldhurst Terrace London NW6 3HB



Use: Anglian Home Improvements have been contracted to replace the existing windows at the above site address.

Surrounding Area:

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.

Heritage/History

The South Hampstead (formally known as the Swiss Cottage Conservation Area) was originally designated on 15th November 1988.

Constraints: The property is Conservation Area for which we have been advised has an Article 4 Direction in place restricting permitted development hence the requirement of the application.

Design Principles/Justification:

Replacement windows & door

The applicant has chosen our white timber double glazed windows to replace the existing deteriorating timber windows at the property. The proposed entrance door is to be moss green with obscure glass. The Anglian Elite door uses a cutting-edge combination of materials and security, delivers an elite level of performance while maintaining the characteristic look of a high-end hardwood door. Each solid core door leaf is individually crafted with a multi-layered Kerto Q core for improved strength and stability against warping and for added security.

The scale and visual appearance will be unchanged and will therefore be in keeping within the conservation area and the property. The existing windows and doors are in a poor condition

and as such the new proposed windows will provide better weather proofing and thermal efficiency. This improvement will therefore will protect the internal and external fabric of the property.

Whilst the entrance door is not timber it is not visible from public view and therefore would have no visual impact on the conservation area. It is sympathetic choice and is visually superior in appearance to the traditional uPVC doors and with its authentic look we have been granted approval for it's use in many other conservation areas. Furthermore the property is near the edge of the conservation area and it has been noted that there are other properties in the area which have already replaced their windows/doors with uPVC.

In addition draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

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Access: No change to the property to the existing access.

Landscaping: N/A

To conclude with the above in mind we trust the windows proposed will be considered favourably by the council as we do not believe they will have any detrimental impact on the conservation area. We look forward to your reply and positive co-operation.