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Heritage & Design and Access Statement

9b Wedderburn Road, Hampstead, Camden, NW3 5QS

Replacement of rear facing windows

Introduction

This Heritage and Design and Access statement has been prepared to support the application for planning permission in respect of proposed replacement at 9b Wedderburn Road, Hampstead, London, NW3 5QS. The statement has been prepared by 4D Planning on behalf of Mr. Marc Mannatt.

The application seeks permission to replace two of the rear facing dormer windows as shown on the attached drawings with matching casement windows.

The proposal relates to the dormer windows situated on the right side and centre of the roof. There will be no new materials used or alteration done to the building to ensure that there will be no diverse/negative impact on the significance of the heritage asset and other neighbouring assets of the conservation area it lies within. All replacement materials will be as similar to existing (casement timber framed single glazed windows).

The purpose of the statement is to demonstrate that the proposal:

- Accords with the national policies and those of Camden Council relating to development with regards to the conservation area
- Will not have a negative impact on the character or significance of the property
- Will not have a negative impact on the amenity of neighbouring residents

Existing Site

The property is located on the south side of Wedderburn Road which is a residential street within Fitzjohn/Netherhall Conservation Area where there is a group of listed buildings all by Horace Field in 1887 including the number 9. The property is a Grade II listed building, is semi-detached (paired with number 7) with two main storeys.

The conservation area itself sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road. The hills and their gradients play an important part in determining the area's character. Long views along the avenues combine with substantially scaled properties and generous grounds to create an imposing district. The urban grain in the area shows large houses with generous gardens, surrounded by the denser areas of Hampstead village, Belsize Village and Finchley Road. The property number 9 of Wedderburn Road is located in the Belsize Estate which lies on the east side of the conservation area and was owned by the Dean and Chapter of Westminster after the Dissolution of the Monasteries.

Within a framework of broadly similar building types there is a mixture of architectural styles that include neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Crafts/Norman Shaw. A feature of the area is the number of properties built for individual owners, some of whom were artists by respected architects.

The range of details varies but in the case of the building subject of this application it includes red brick, hipped and tiled roof with dormers, eaves cornice, tall brick chimney, white painted wooden sash windows, long front of eight windows width to the house with strongly projecting single-storey bay window in the front. The building – compared to its adjacent building – has additional dormers in the roof which unfortunately dominates the roof. The building has a Queen Anne or early Neo-Georgian style and is part of a group with Nos 1, 3, 5, 11 and 13 situated in Wedderburn Road.

These buildings are notable because of their value as local landmarks and are particularly good examples of local building tradition and make a positive contribution to the character and appearance of the conservation area and therefore need conservation as well. However, in the case of the building subject of this proposal, two of the dormer windows facing the rear of the building is in a poor condition. A previous planning application was granted permission for a similar window replacement (Ref: 2016/1594/L).

The existing casement windows have white painted timber frame which suffers from cracks and wood rot mainly in the interior side of the frame all around the bottom and has also caused damp and rot to the wall's plaster and paint. The cracks are deeper in the muntin bars and meeting sills and in the long term would cause serious breakage in the left two muntin bars.

As any change to a listed building's features such as windows should be made very sensitively, the proposed plan seeks to replace the damaged windows with new casement windows matching the character of the existing in original colour, material, design and the proportion of window opening.

Planning History

A recent planning application was submitted by the same applicant for a similar proposal to replace the existing left side dormer windows (Ref: 2016/1594/L). The application was approved. Planning application history research conducted on the Camden Council website shows that there has been a previous successful listed building consent application for this property in 2003 for 'internal alterations at lower ground floor and ground floor levels plus the enlargement of an existing rear window opening at lower ground floor level and the conversion of a rear window to a door at ground floor level' with application number: LWX0302077 and approved with conditions.

Site images

Top right and top centre – windows to be replaced with timber framed casement single glazed windows to match the character of the existing



Internal view of the windows



Rear view of the property



View of the rear facing windows



View 1 of damaged window



View 2 of damaged window



View 3 of the damaged window

Proposal

It is proposed to remove and replace the existing timber framed casement windows on the centre and right side of the top floor with new matching casement timber framed windows (single glazed).

As mentioned, there will be no alteration or use of new material undertaken and the existing timber frame windows, fastener and stay will be fixed or replaced (as required) with matching materials.

Heritage Statement

The property is grade II listed and was first listed in 1999. List entry Number: 1379140

The Historic England website lists the following:

CAMDEN

TQ2685SE WEDDERBURN ROAD 798-1/38/1759 (South side) Nos.7 AND 9

GV II

Semi-detached pair of houses. 1887. By Horace Field. Red brick, hipped and tiled roof with eaves cornice, tall brick chimneys. White-painted wooden sash windows; dormers in roof. Queen Anne or early Neo-Georgian style. 2 main storeys. Long front of 8 windows width to each house, with strongly projecting single-storey bay windows at the two ends and brick porches, also projecting and covered by segment-headed hoods over pilasters, in centre of each house. Upper storeys flat-fronted. INTERIORS not inspected. Part of a group with Nos 1, 3, 5, 11 and 13 (qqv), also early works by Field.

Design and Access

The existing windows on the top floor at the rear are in need of replacement due to deterioration due to damp ingress. The proposal will not alter the appearance of the property and will further enhance the property by protecting the property from further leaks and dampness within the property. Furthermore, a solid single glass pane which is not in keeping with the character of the property will be removed and replaced to match the other windows (see existing drawings). The proposal is therefore a minor development which is sustainable and in keeping with the character of the property and neighbouring properties. No changes are proposed to the access to the flat or building.

Conclusion

A review on the relevant national and local policies shows that the development guidance and policies are highly concerned about the material, size, design and scale of the new proposals for alteration/replacement within the conservation area. The reviewed policies emphasise on keeping the original features of a building, fixing them and if necessary, replace them with the same materials to match that which would contribute toward the significance of a heritage asset.

Although the best practice regarding windows of a heritage asset is to repair and upgrade rather than to replace but in the case of this application, the current casement timber framed windows have failed in its structural purpose and is rotten with cracks and damp beneath the white paint. The cracks in the frame and muntins not only are damaged but also are causing disrepair to the lower wall and if not replaced they would worsen the damp of the wall's plaster and paint. The existing windows if not repaired, will result in the associated wall to fall in to poor condition.

The proposal to replace the timber casement windows (as shown on the drawings) in an environmentally sensitive way which is in keeping with the original character and setting of the building and the quality of its design and therefore won't have any diverse impact on the significance of this Grade II listed property. The proposed plan seeks to contribute toward the maintenance and enhancement of the character of the property by mitigating the source of damage to the window as an important external/internal structure of the building.

The proposal seeks to ensure that the replacement of the window is like-for-like and the original design, material and the proportion of window opening will be retained. This way, the replacement will make a positive contribution toward the conservation of the property for future generations.