



DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: FLAT A, 225 GOLDHURST TERRACE, LONDON, NW6 3EP

FRONT ELEVATION



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace the bay window to the ground floor flat. The property is split into flats and has front garden and off street parking.

The current windows are White timber with single glazing and a decorative bar section to the top and leadwork.

Our plan is to replace these windows with Timber double glazed sliding sashes that will closely match the originals while giving our customers the much needed additional warmth and security to the property.

The property falls into the South Hampstead Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties.

The South Hampstead Conservation Area is described in the guide as;

“Formally known as the Swiss Cottage Conservation area until February 2011. 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 particularly distinctive and attractive roofscapes including turrets, gables and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiles and patterned footpaths, delicate ironwork and elaborate timber doors and windows including some original stained and leaded glass.”

There is also lots of vegetation in the form of hedges and mature specimen trees. Open green spaces in private rear gardens which contribute to providing wildlife corridors.

The rigid street pattern is enlivened by elaborate architectural detail in roofscapes, boundary walls and gardens.

Negative impact on the conservation area must be avoided. This would include the use of PVCu windows. The design guide clearly states that the alteration of windows to the property would require a planning application.

CURRENT BAY WINDOW



SURROUNDING AREA: The surrounding properties are very similar in style and design with the white timber windows and decorative bars. The properties all have front gardens and most have hedges along the boundary.

AMOUNT: There will be 4 new windows to the property in the existing bay window.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's Sliding sash Timber windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep.

The Anglian Timber Sliding Sash has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual home owners. It is commonly known that high quality Timber products are far more expensive than the cheaper PVCu comparison which our customer has avoided.

Our proposed window is to be White Timber with double glazed sealed units, decorative bar detail and obscure glass. This way the property is benefiting from having quality Timber windows which will enhance the property and the surrounding buildings while giving our customer the much needed upgrade in performance.

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.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

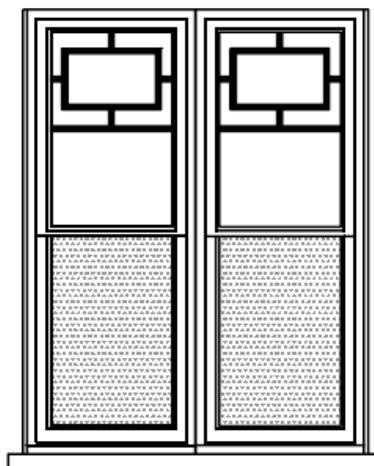
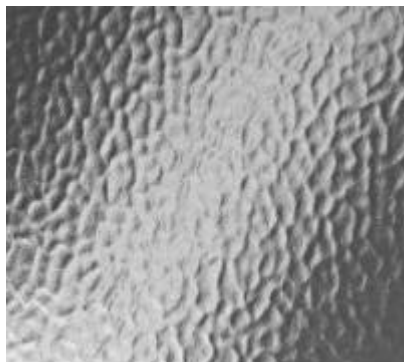
The new windows will be Timber Sliding sashes to match the existing. They will have the same opening designs and will be in the existing brick openings and no changes are to be made to the front door area. By using high quality Timber in sympathetic designs we are replicating the traditional materials to be used in the replacements and as such are trying to respect the properties historic value.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style and will be timber.

We have tried to match the existing decorative glass with our pattern and have included obscure glass in the bottom part of the sash for privacy. We have not included the lead work in the new windows as currently this is very difficult to see from street view. We have also removed the curved arch section. We hope that these small changes are acceptable as they will still be timber replacements with the decorative bar detailing.

Minster obscure glass. –to be used in the bottom part of the sash.



The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still need upkeep and maintenance. The replacement of the windows in single glazing would also not give our customers the comfort, security and heat loss prevention that they require and double glazing can provide.

Furthermore Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING OR ITS SETTING.

We have considered carefully the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Our Accreditations

