



Heritage Design and Access Statement

for

85 Agar Grove
London
NW1 9UE

on behalf of

PA Housing
Case House

85-89 High Street

Walton-on-Thames

Surrey

KT12 1DZ

prepared by

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1 Introduction

1.1 Existing Property

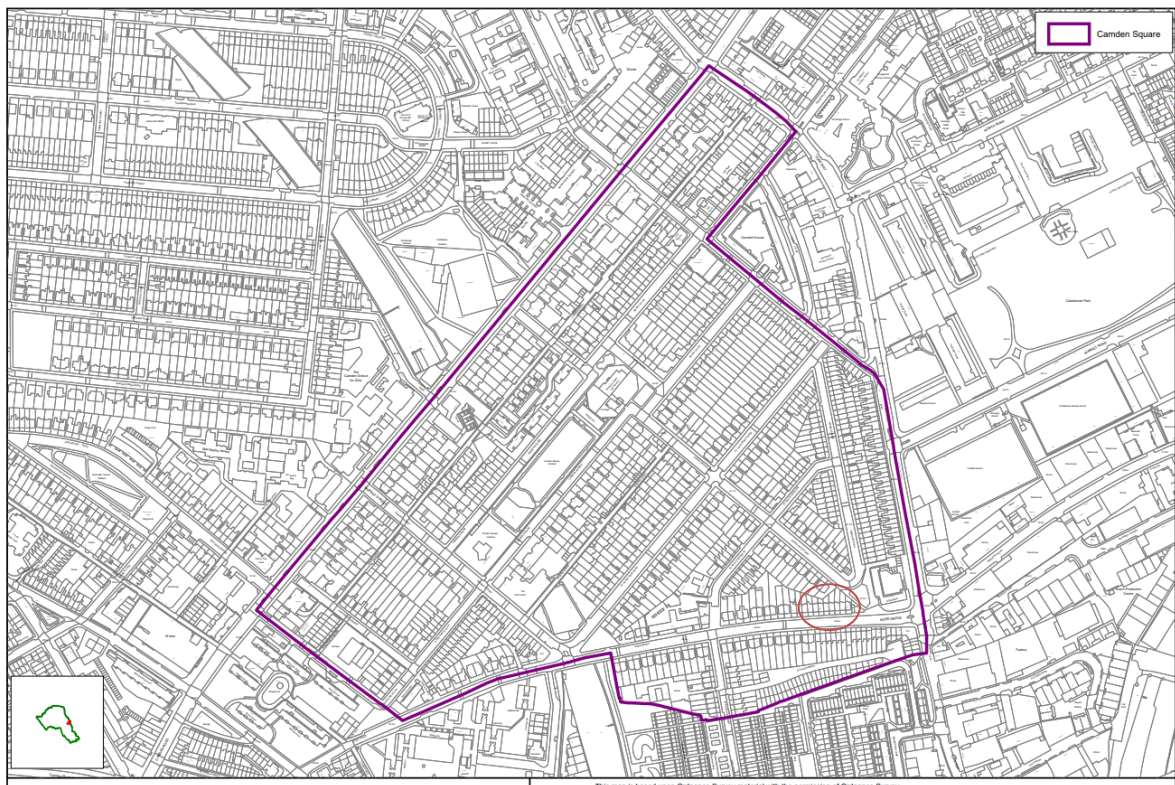
The existing converted terraced house – 85 Agar Rd contains three flats over four storeys. Flat A has a private entrance on ground level and flats A&C have a shared communal entrance to the first floor.

The site is relatively flat with a site area of 156.4m². The existing property occupies a footprint of 53.2m².

The existing white sash and casement windows are single glazed timber to the front and rear of the property. The existing doors are painted timber. All are in bad condition and thermal performance lacking for the residents at 85 Agar Road.

2 History

The property lies within the Camden Square conservation area. The property is circled below. This means the properties within the area are of historical value and appearance.



The conservation area is a nineteenth century inner London suburb. The main layout is focused on Camden Square. The area remained rural until the 18th Century. Towards the end of the 18th century the lands were leased on long term agreements by the first Earl of Camden. He laid out the southern parts of his estate and divided it into plots and building leases.

By the 19th Century the area was made up of streets and immediately to the east of the High Street Pratt Street and College Street ran into Kentish town road. Also, some of the Southampton Estate to the west of the high Street had been developed. Further

development was created throughout the 19th Century and the 20th Century after the second world war.

3 Proposal

3.1 Proposed Works

The applicant proposes to replace all white single glazed timber sash and casement windows at the front of the property with white double-glazed timber sash and casement windows. The rear windows are to be replaced with double glazed PVCu sliding sash and casement windows.

The front door is to be repaired and re-decorated only and rear timber door to be replaced with PVCu.

The proposed sash windows at the front and rear will be replaced with the glazing bars, horns, and frames to match the existing design. The frame thickness will increase slightly on the proposed timber casement windows. For more information sections are provided on drawing no's 6 and 7.

4 Justification

The repair of the windows has been considered but after closer inspection it is obvious the windows will need replacing. This is purely for the resident's benefit, as the windows are in a poor condition and their thermal performance lacking.

The replacement of windows to double glazed timber at the front is justified as the design will match the existing in a like for like matter. The horns, glazing bars and frames will be made to match the existing as close as possible to retain the historical and traditional value.

The replacement of the windows to double glazed PVCu to the rear is justified as the design will also match the existing in a like for like matter. The horns, glazing bars and frames will be made to match the existing as close as possible to retain the historical and traditional look. Seeing as these windows are to the rear it will not detriment the look from the front.

The applicant feels this will improve the thermal performance to all dwellings without altering the appearance of the property.

5 Conclusions

In conclusion, the applicant has considered the alterations to not affect the overall appearance of the property within the conservation area, as the changes are like for like in material, colour, and fenestration.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.




Signed: *E. Keattch*



Ellie Keattch

For and on behalf of
Faithorn Farrell Timms LLP

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6 Appendix A - Photographs

Photograph number	Photograph Description	Photograph
1.	Front Elevation	
2.	Rear Elevation	
3.	Rear windows	

Photograph number	Photograph Description	Photograph
4.	Front sash window	 A photograph of a front sash window on a stone building. The window is white-framed and has a concrete sill. It is set into a wall of rough-hewn stone. Above the window is a smaller, similar window. A black downspout is visible to the right of the window.
5.	Front casement window.	 A photograph of a front casement window on a light-colored wall. The window is white-framed and has a concrete sill. It is set into a wall of light-colored plaster. The window is partially open, showing the internal mechanism. A small vent is visible on the wall to the left of the window.