

DESIGN, ACCESS and HERITAGE STATEMENT

53 Willow Road, London NW3 1TP

The property no 53 Willow Road is a large semi-detached, three storey private dwelling, the building is not listed but within the conservation area.

The general area around the nearby Hampstead Heath, including Willow Road has been classed as a conservation area. The surrounding area consists of predominantly residential properties of various designs and finishes. No.53 is brick built with timber sash windows to the front elevation but casement windows at the third-floor level.

Planning History

There is no relevant planning history listed on the local Authority planning website.

The Proposal

The proposed application is to replace two existing timber windows, to the side & rear elevation of the property.

The proposed windows are to replace rotten timber frames. The current frames offer very poor insulation which is causing a considerable amount of condensation, and the existing glazing is becoming unsafe. Unfortunately, it is not possible to repair these windows and door as the quality of the timber is so poor.

Design

The proposed two replacement windows are to the side and rear elevation. The replacement windows will be a R7 conservation type upvc flush casement product with mechanical joints to the centre mullion, authentic putty lines, concealed gaskets and grained white upvc. These will be supplied and installed by Britelite windows.

The specification of the R7 conservation type window is attached to the application and has previously been approved for use within the conservation area and other article 4 conservation areas.

The use of the R7 product complements the age of the property and blends in with the surrounding area. There are other standard upvc casement windows within the immediate conservation area and surrounding properties and these proposed windows being to the side and rear of the property do not adversely affect the street view within the conservation area nor the host building itself.

The proposed replacement windows will be of a similar appearance to the existing windows. The use of the R7 flush casement product in grained white will mean that the windows will be very difficult to distinguish between upvc and the traditional timber, especially at third floor level. The existing dormer sides and roofs will not be altered.

Both the windows are replacement only and there is no alteration to the aperture size. In terms of installation, the existing windows are set back within the dormer reveals, to ensure they do not

project forward in order to give the appearance of the traditional windows from the Conservation Area street scene.

We are proposing the use of a non-traditional material within the conservation area however we feel that the use of this R7 flush casement white grained upvc product is very similar to the existing windows and the local authority in special circumstances can allow the use of a non-traditional material providing the quality of the proposed product is of a high standard.

ACCESS

The windows will be accessed from the inside when being replaced, all window openings are to remain the same as the existing.