

DESIGN, ACCESS and HERITAGE STATEMENT

54 Willow Road, London NW3 1TP

The property no 54 Willow Road is a semi-detached single 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.54 is brick built with timber casement windows and a grey front door.

Planning History

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

The Proposal

The proposed application is to replace the existing timber windows and front door, to the front (south) elevation of the property.

The proposed windows and door 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 replacement windows and door are to the front elevation only. 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 to the front elevation of the property 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 do not adversely affect the street view within the conservation area nor the host building itself.

The proposed front door will be a composite door with timber core, details of the front door are attached to the application. The door colour is proposed to be anthracite grey and the design is to match the existing.

The proposed replacement windows and door will be of a similar appearance to the existing windows and door. The use of the R7 flush casement product in grained white and composite doors will mean that the windows and doors will be very difficult to distinguish between upvc and the traditional timber. The existing lintels and stone mullions to the kitchen will not be altered.

All the windows and doors are replacement only and there is no alteration to the aperture size. In terms of installation, the existing windows are set back within the reveals, the proposed will be set back to the same depth in the reveal 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 and composite door is very similar to the existing windows and doors 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 and door will be accessed from the inside when being replaced, all window and doors openings and transom drops are to remain the same as the existing. The front door will open as it does now and will have a low threshold.