



Design & Heritage Statement

Proposed Works @ 117 Broadhurst Gardens, NW6 3BJ
22.11.2021

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Introduction

This Design & Heritage Statement forms part of a Planning application for proposed works to Maisonette Lower Ground floor and Ground Floor Left at 117 Broadhurst Gardens, London, NW6 3BJ. It is not a standalone document and must be read with the plans which constitute the principal information.



Photo showing existing glazing at the front



Existing front window- inside view



Existing Ground Floor windows



Existing Lower Ground Windows and French at the rear



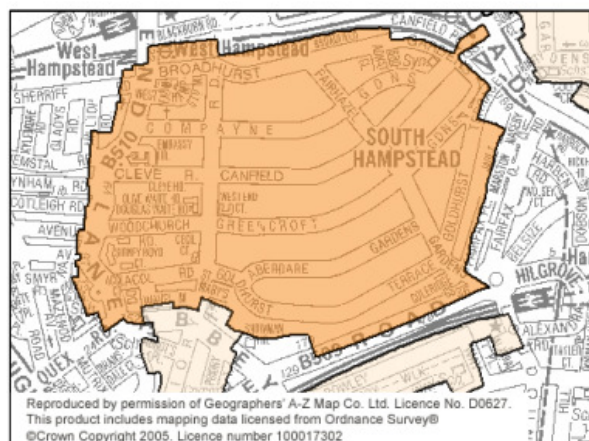
Existing Lower Ground Windows and French at the front

Proposal

Planning consent is sought for the replacement of all of the existing windows and rear French doors. The existing windows in the house are single-glazed and the frames and sash boxes are damaged and unfunctional. We propose to replace the existing windows in the house with high-quality bespoke white timber windows (casement/sash respectively, engineered pine, hardwood (sapele) sill, single color / white paint RAL9010, double glazed unit / clear glass) by Woodcraft Windows, who have replaced windows in numerous properties in conservation areas.

Identifying The Heritage Asset

No.117 Broadhurst Gardens is located in the South Hampstead Conservation Area (Formerly known as Swiss Cottage Conservation Area) which is bounded by West End Lane to the west, the Metropolitan Tube line to the north, Belsize Road to the south east, the rear boundaries of properties on Abbey Road to the south west, and the rear boundaries of properties of Fairfax Place/Marston Close/Naseby Close to the east. At its north eastern extremity it includes Canfield Gardens up to the corner of Finchley Road (including part of Finchley Road Underground Station). 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 a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass. Broadhurst Gardens is characterized by a mixture of different styles including 1950's and 1960's purpose build blocks.



Conservation area Map

Assessment of Impact and Mitigation

The bespoke design, materials and colour will match the existing windows. We will use a well-regarded manufacturer, Woodcraft Windows, who have experience replacing windows in conservation areas. The units, glazing and central bar will be slim depth to replicate as far as possible the dimensions of the existing windows and the decorative glass will be as closely matched as possible.

Appearance

All proposed works are to be in keeping with the existing style of this historic building without damaging modifications to the original form and style of the building where possible. New materials will be as similar to existing, historical or vernacular where possible.

Conclusions

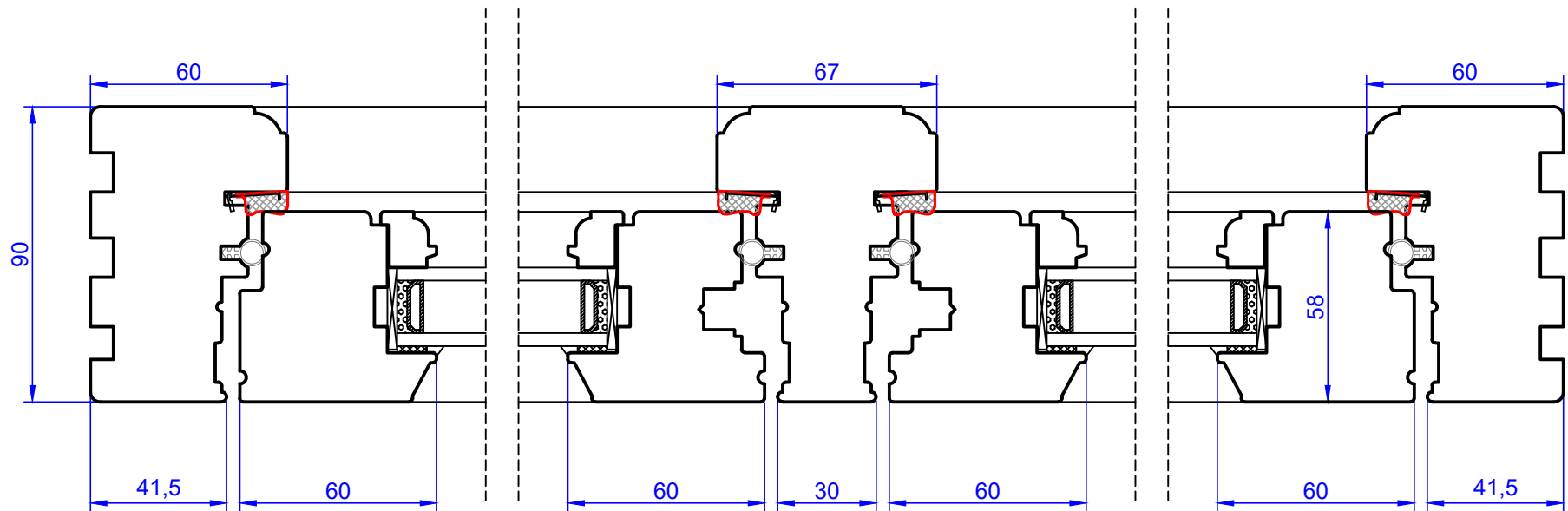
It is considered that the proposed works will not impact the structural integrity of the property, the insertion of the new glazing will respect the setting character and appearance of the building and we hope as a result that the proposed works will be approved.



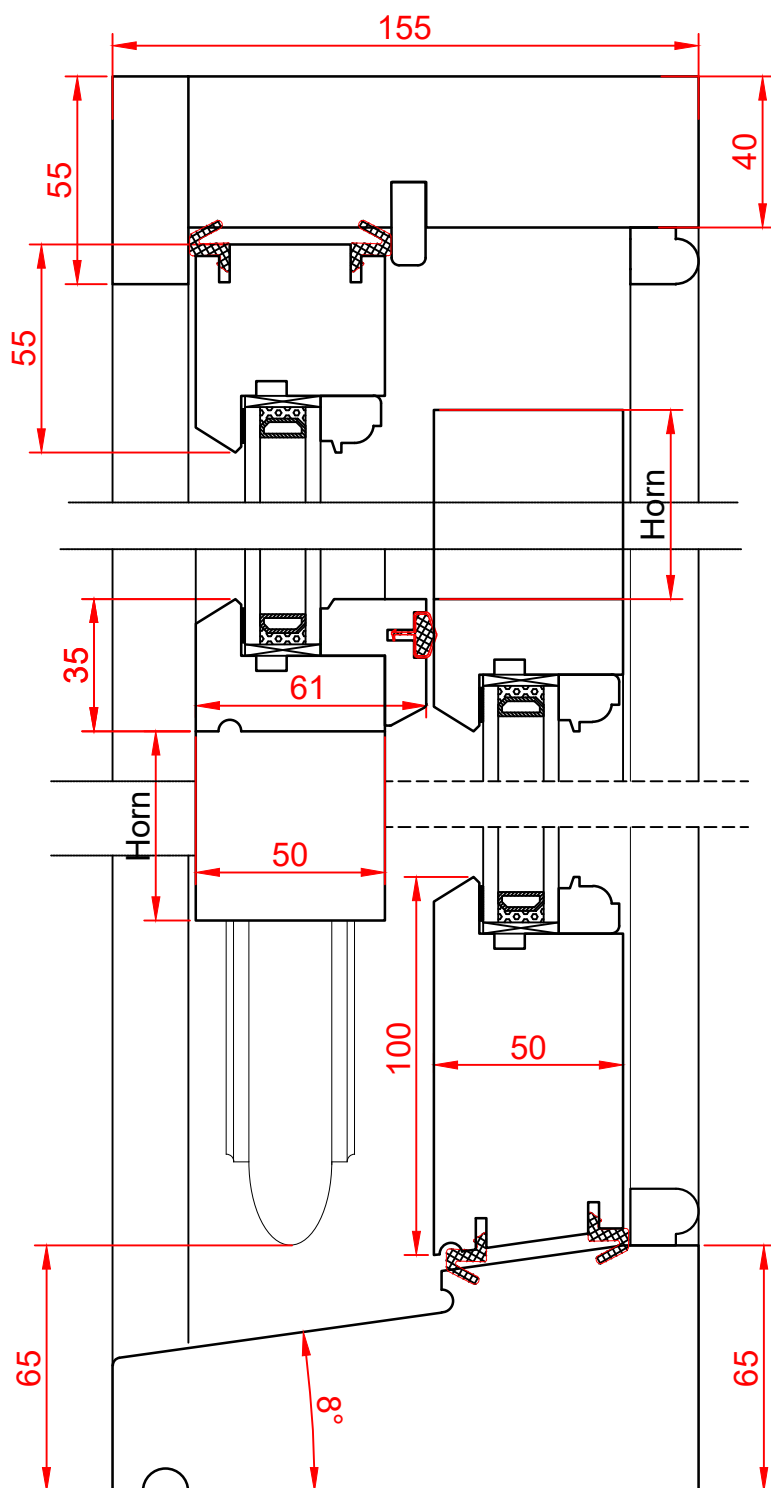
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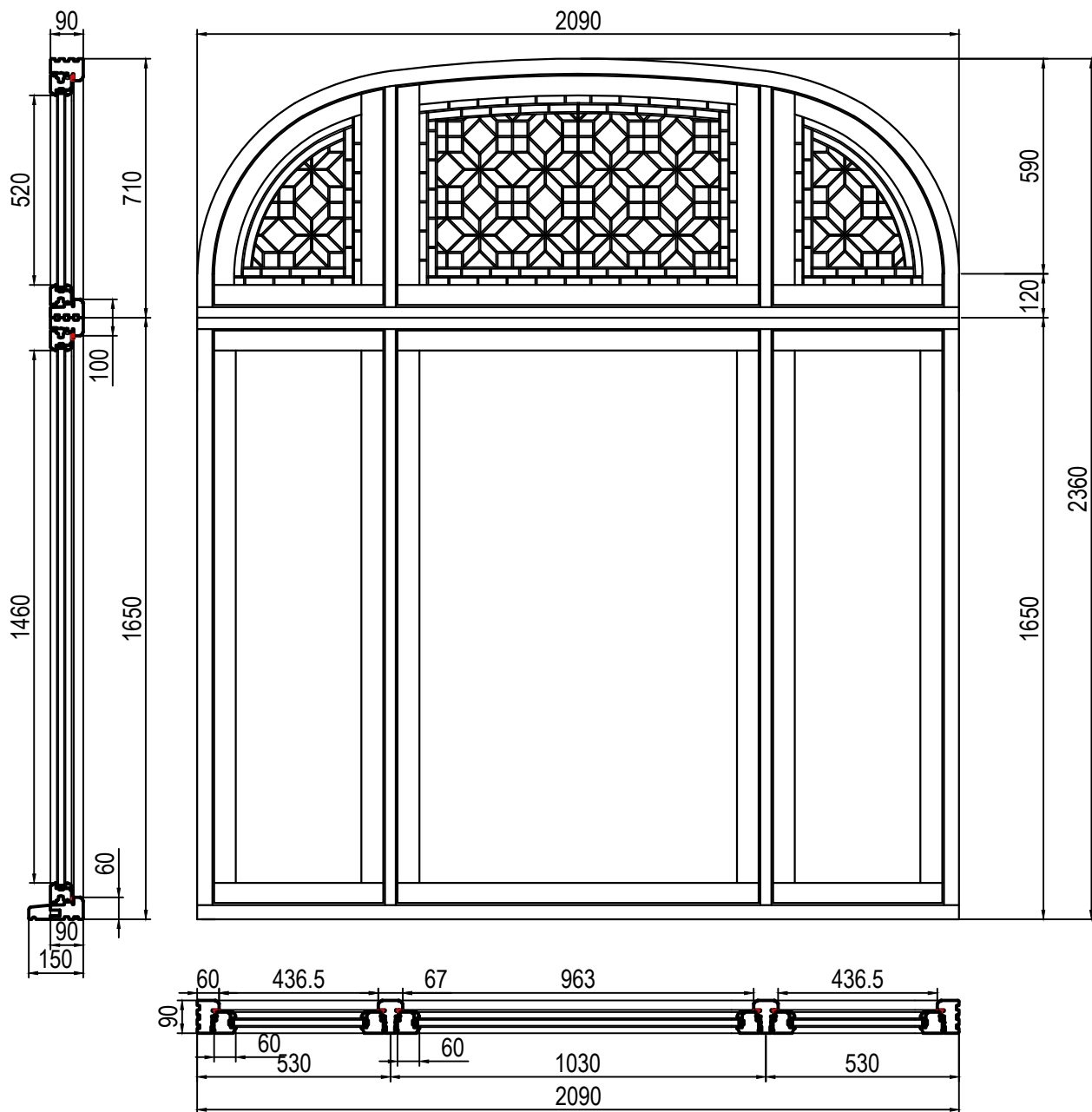
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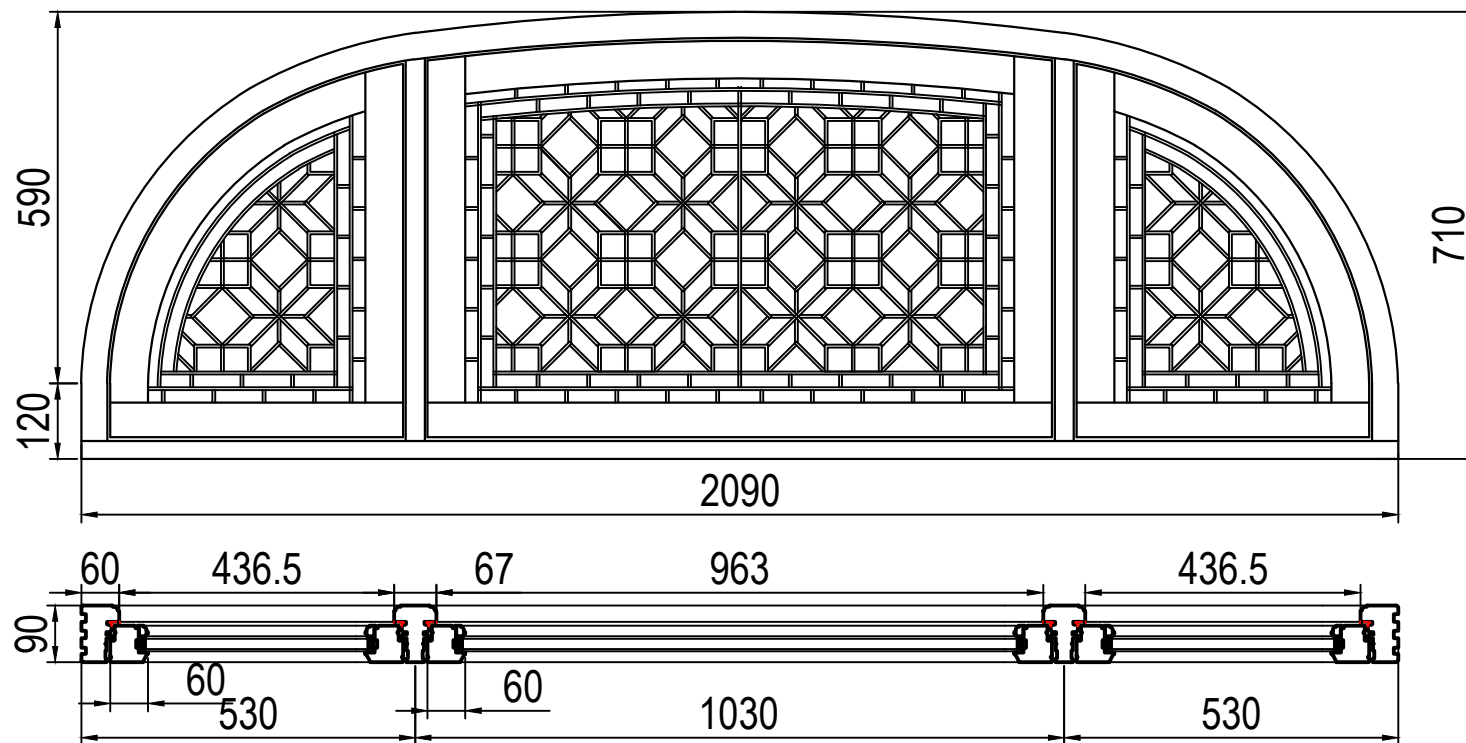
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