



Design, Access and Heritage Statement Replacement Windows

First Floor
14 Aberdare Gardens.
London.
NW6 3PY.

10 December 2021

INTRODUCTION

This Design and Access Statement has been prepared to accompany a full planning application seeking permission to replace existing windows to improve the thermal and acoustic efficiency of the First floor dwelling at 14 Aberdare Gardens, London NW6 3PY.

Heritage considerations have been included as the building is identified as a 'positive building' in the South Hampstead Conservation Area

This statement explains the design and access arrangements for the development and how they relate to their context. The final section of this document looks at the heritage impact of the proposals.

This document must be read in conjunction with the application drawings.

- 'Divine Ideas' elevations give an overview of the buildings.
- 'Original Sash' window schedule D1366 - FF 14 Aberdare Gardens - NW6 3PY DETAILS dated 03/12/21 gives overview of each window and the existing/proposed frame and glazing bar profiles.

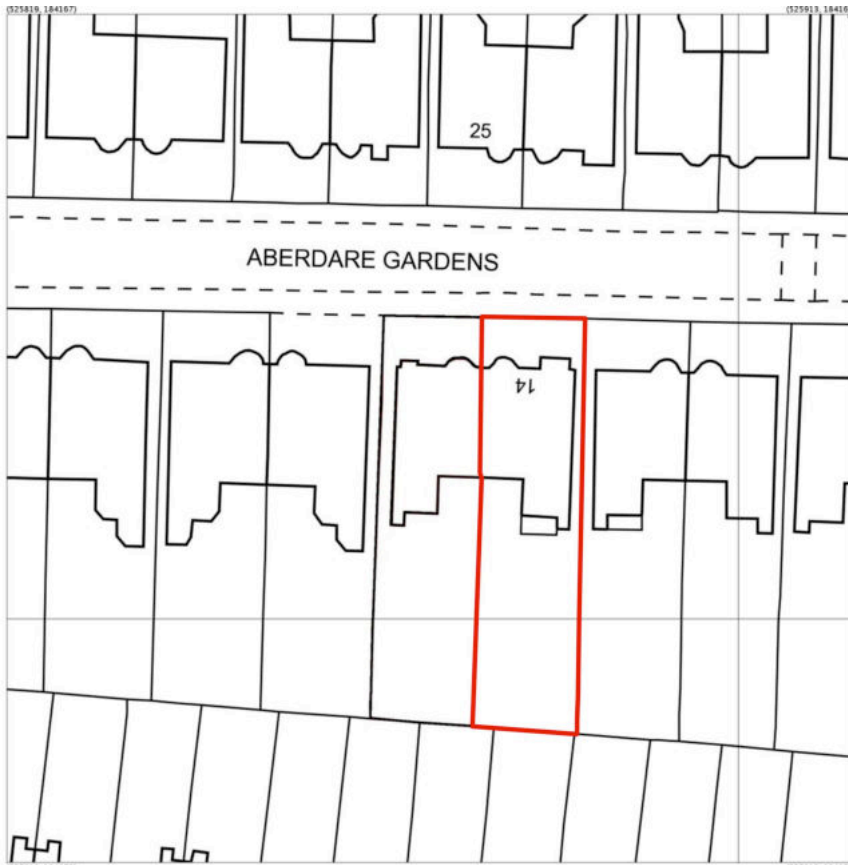
LOCATION

The property is located on Aberdare Gardens and is within short walking distance from West Hampstead Railway and tube station, Swiss Cottage tube station and Kilburn stations.



Location Plan

Number 14 is a semi-detached address that form part of the Aberdare Gardens street in the wider South Hampstead Conservation Area.



Site Plan



Map 1. South Hampstead CA



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Licence Number: 100019726) (Year: 2009).

Scale 1: Not Usable Scale

Print Date: 18/04/2011



Printed By: L.Small

Map Ref No: c08172

Camden South Hampstead Conservation Area Map dated March 2011

AMOUNT OF DEVELOPMENT

The proposals are to replace existing inappropriate windows that are in poor condition and offer little thermal and acoustic insulation. No additional floor area or development is proposed.

USE

The applicant wants to provide accommodation that is warm, quiet and consumes less energy. The existing windows are thermally inefficient and offer substandard acoustic insulation. The replacement windows proposed address these matters.

LAYOUT

The proposals make no adjustment to the layout of the buildings.

SCALE

The proposed scale of the replacement windows is to match the existing structural openings. The established opening sizes and rhythm along the street will remain unchanged.

The proposed window details respect the character of the conservation area and also the guidance given in the 'South Hampstead Conservation Area - Character Appraisal and Management Strategy' February 2011 and

Overall the proposals do not involve the loss or addition of any building fabric to the buildings and the proposals cause no unacceptable visual impact.

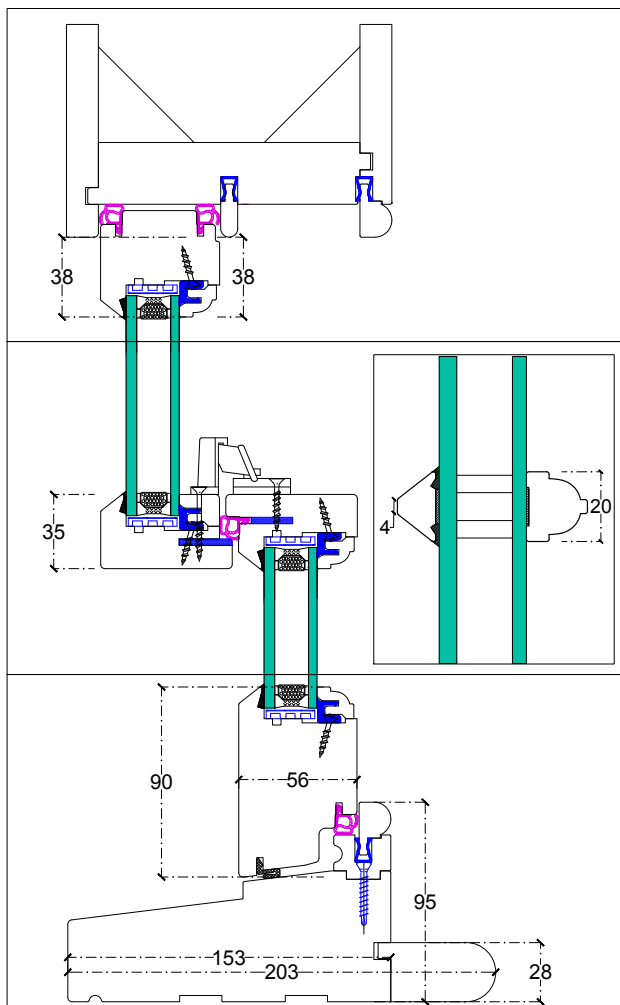
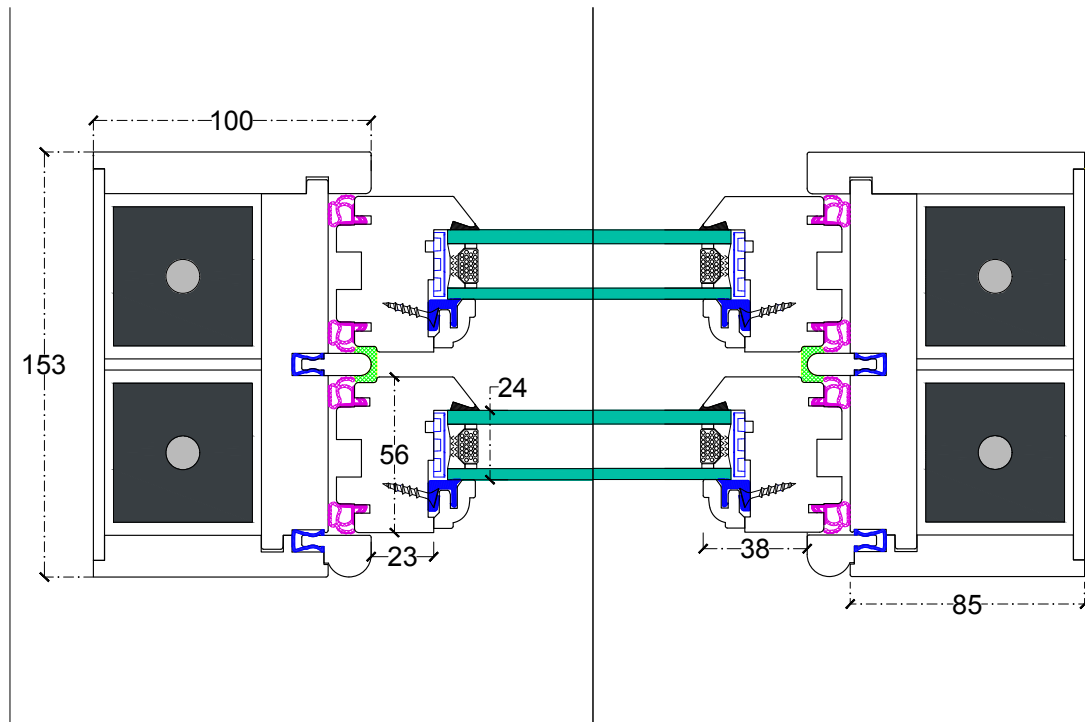
PRIVACY

The proposals are like-for-like replacements that do not cause unacceptable reductions in amenity standards to adjoining properties.

APPEARANCE

This application will remove the current out-dated and deteriorating windows across the property and reinstate with windows that match the existing exactly in terms of materials and appearance but that achieve current thermal and acoustic requirements.

The proposed windows to the property are proposed to match the other surrounding windows in appearance, materials and character. They will enhance and preserve all elevations of the building.



Detail Sections. Note glazing bars inside and outside the glazing cavity

ACCESS

The existing pedestrian access from the highway remains unchanged.

HERITAGE CONSIDERATIONS

Heritage considerations have been included as the building is not listed but is identified as a 'positive building' in the South Hampstead Conservation Area. Additionally the building is subject to Direction Under Article 4(1) of the General Permitted Development Order 1995 (as amended) Restricting Permitted Development.

The following development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:

(a) The enlargement, improvement or other alteration to the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publically accessible space.

When comparing the existing and proposed appearance of the fenestration on the character and appearance of the buildings and conservation area the works are considered to preserve and enhance the heritage asset (buildings) and the conservation area therefore permission should be granted.

The content of relevant documents produced by Camden Council has been considered, including the 'South Hampstead Conservation Area - Character Appraisal and Management Strategy' February 2011 and 'Home Improvements GPG' and 'Energy Efficiency CPG' both January 2021.

The windows are all substandard and in such a state of disrepair that they are beyond repairing or retaining. Retention on design basis cannot be justified as the proposed will match the existing like for like preserving the established design and repetition in the streetscape.

The proposed windows are sympathetic to the building's architectural character, and proportions. The designs reflect original detailing found in the building including the '4x4 over 1' design, box sash, timber frame and glazing bar details. This application supports the original design detail and materials and therefore this proposal is considered to be acceptable.

It is considered that the window replacement to No 14 complies in all respects with the advice on conserving and enhancing the historic environment contained in the NPPF, the relevant policies adopted by Westminster and, most importantly of all, the statutory tests set by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

DESIGN AND ACCESS CONCLUSION

It is considered that there is clear case for the removal of existing inappropriate windows and replacement with new in a way that successfully delivers the applicants requirements while complying with the aims of local polices and Historic Environment Good Practice Advice on the historic environment and heritage assets.

The design take full account of the significance of the building and setting and the proposals will not cause harm or loss to that significance, ensuring that the building has a viable, secure long term future. In this respect there appears to be no material reason for refusal of planning permission for the proposed development.

- End of Document -