

18<sup>th</sup> February 2022

SER101

## **Planning, Design, and Heritage Statement for Replacement of Windows and Minor Alterations at 101 South End Road, Hampstead, NW3 2RJ.**

This statement is written in support of an application to replace the windows and make a number of minor repairs and alterations at 101 South End Road in the Hampstead Conservation Area.

It should be noted that these alterations pertain only to the ground and first floors of the property. Alterations to the fenestration of the lower ground floor will be the subject of a future planning application.

### **Heritage and Planning Status**

101 South End Road is an unlisted terraced house in the Hampstead Conservation Area. It abuts two Grade II listed late Georgian terraced houses. The site also falls within the Hampstead Neighbourhood Forum Area, but does not fall within any other special planning areas or designations.

The site is subject to the London Plan, the Camden Local Plan 2017, the Hampstead Neighbourhood Plan 2018, and the Hampstead Conservation Area Statement 2001, while also being subject to the policies set out in the National Planning Policy Framework 2021.

Despite appearing of Georgian origin the building is externally mostly modern fabric built following a permission granted in 1938 for a new house upon the site of an 1820s cottage, explaining its lack of listed status. Nonetheless it is acknowledged that the building is still of moderate historic and architectural interest as a non-designated heritage asset and a classical building from the 1930s/40s, and contributes positively towards the Hampstead Conservation Area and the setting of neighbouring listed buildings.

The windows, originally typical late Georgian recessed sashes, were replaced post-1950 with exposed sash box sash windows sitting between the outer brickwork reveals rather than within the recess.

### **Proposals**

The proposals are to:

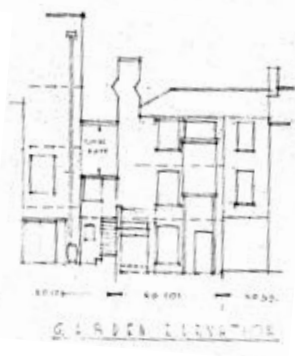
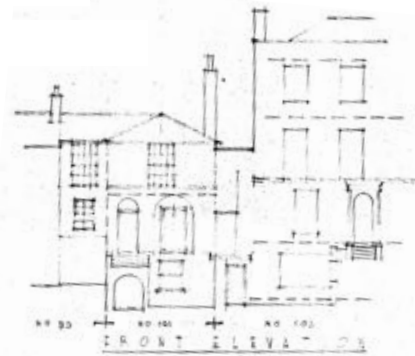
- Replace all windows with appropriate recessed timber sash windows and first floor and inward-opening doors at ground floor.
- Replace the inappropriate terracotta tile windowsills with painted stone/cement sills
- Replace concrete coping stones with Portland stone coping stones, following the laying of a DPC beneath and repairs to water-damaged areas.

- Reinstall the parapet at rear.

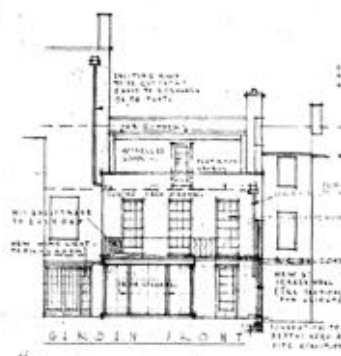
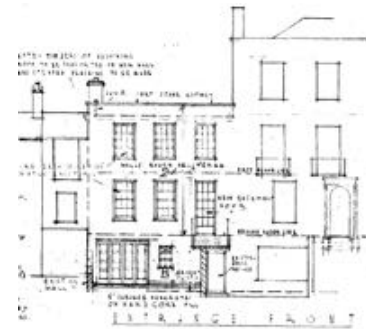
## Permission Drawings from 1938



JON LOWE  
HERITAGE



1938—Existing



1938—Proposed

## Windows

The existing windows are both inappropriate architecturally and are thermally inefficient. Following years of neglect they are also damaged at the rear.

The current windows have exposed sash boxes and 'horns' on the upper sash. Exposed sash boxes are an early/mid Georgian feature, typically seen on terraced houses dating from 1700-1780. In the Central London area they were made illegal in 1774. Sash 'horns' became popular in the Victorian and Edwardian periods from about 1850 onwards.

The current house, while dating from c.1940, aims to imitate the Georgian appearance of its 1820s neighbours. It is therefore considered appropriate that windows typical of that period be installed.

At first floor we are proposing to install sash windows set behind a skin of brickwork and lacking any sash horns, as can be seen at neighbouring 99 South End Road. At ground floor, we are proposing to install inward-opening timber doors, with frames set behind the brickwork and thin glazing bars. This is also typical of the period and can be seen at neighbouring 99 South End Road.

In order to improve thermal efficiency, the replacement windows will be triple glazed. They will be typical painted timber with slim glazing profiles.

## Development Site



*Exposed sash box*

*Sash horns*

## Typical Late Georgian House (Regent's Park)



*No sash horns*

*Slim frame due to sash box hidden behind brickwork*





*The site in 1943 (London Metropolitan Archives [69068]). Note typical regency windows.*



*The site in 1975 – note the replaced windows and alteration of the bottom right window into a door with rudimentary porch*

### *Windowsills*

The existing windowsills are a double layer of exposed terracotta tiles, a detail typical of the 1930s/1940s date of construction. We are proposing to replace these with historically accurate stone/cement windowsills of appropriate dimensions and painted to match the window reveal and façade. Examples can be seen at neighbouring 99 and 103 South End Road.

### *Parapets*

At front the parapet appears to be causing ingress of damp. At some point within the past twenty years the coping stones have been covered in lead. We are proposing to remove the stones, install a DPC below, and either reset the existing stones or replace with new Portland stone copings depending upon condition and materiality of the existing.

At rear there is no parapet, allowing the roof to drain directly into a gutter. It is proposed to build up the rear wall to reinstate the original parapet, and to redirect the drainage appropriately.



## Material Considerations

The alterations proposed as part of this application are considered simple and uncontroversial in nature. All alterations have been carefully considered to be historically accurate and restorative in nature, while also bringing significant improvement to the thermal efficiency of the building.

The NPPF is clear in its emphasis upon a proportional approach to the determination of planning applications. In particular paragraph 194 states: *'The level of detail [of heritage statements] should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. Paragraph 203 also states: *'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

Guideline H34 of Hampstead Conservation Area Statement also states: *'In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features [...] Where details have been removed in the past, replacement with suitable copies will be encouraged.'*

This application seeks to restore both the original appearance of this building and the general appearance of late Georgian terraced buildings which this property was built to replicate. In so doing, inappropriate modern features are to be substituted with historically accurate replacements. It is therefore considered that the alterations enhance the character and appearance of the Hampstead Conservation Area and comply with the relevant policies relating to design and heritage, specifically D1 and D2 of the Camden Local Plan 2017.

The replacement of the windows from typical single glazed sashes to draught-proofed triple glazed sash windows also improves the thermal efficiency of this building significantly. The existing windows are estimated to be rated at a U-value of approximately 4.5 W/m<sup>2</sup>K while the replacements will achieve approximately 1.4 W/m<sup>2</sup>K. This will result in approximately three times reduction in heat loss through the windows. It is therefore considered that this application complies with Policy CC1 and CC2 of the Camden Local Plan 2017.