

EMIL EVE



Flat 1, Ashley Court

Design and Access Statement
July 2022



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0.0 Introduction

Dear Camden Council Planning Officer,

This application seeks planning permission for works to a residential apartment (Flat 1) in Ashley Court on Frognal Lane NW3 7DX. The works are to replace the existing single-glazed steel windows with double-glazed steel windows to match existing and replace defective external timber doors with high performance hardwood doors.

The property is not listed, not located in a Conservation Area, nor is it on Camden's Local Heritage List. Therefore, no special planning considerations or restrictions apply to the property i.e. it is undesignated.

As demonstrated within this report, the proposals will remain in-keeping with the character and scale of the existing undesignated residential dwelling and are supported by local planning policy and relevant local planning precedents.

As a RIBA registered Conservation Architect (RIBA CA Level accredited) and a former SPAB Scholar (2013) my practice specialises in the sensitive repair and re-use of historic buildings. We feel strongly that our high-quality design will make a positive contribution to the residential building and local setting as set out below. The key planning considerations are:

- **Policy and design:** The design has been developed with careful consideration of the existing context and local planning policies. The proposed windows and doors are in-keeping with the existing house.
- **Materials:** The proposed external materials steel framed windows and high performance timber doors have been carefully selected for their quality and to complement the material palette of the host property.
- **Amenity:** The proposal, by reason of its design and massing outlined above would not impact the amenities of neighbouring residents.
- **Planning precedents:** In 2007, approval was granted (ref: 2007/I260/P) for the replacement of all steel windows to Flat 8 with double-glazed aluminium windows on condition that the glazing pattern and arrangement with brick reveal match existing.

Please refer to the following pages along with the planning drawings to explain the proposal in context. We would be very happy to discuss any further information that you require (please phone 078 1545 3778).

Yours sincerely,




Ross Perkin, Director, Emil Eve Architects
(Registered Architect (ARB) and Conservation Architect (RIBA CR), SPAB 2013)



1.0 Key Planning Precedent

Flat 8, Ashley Court, Frognal Lane NW3 7DX
Ref: 2007/I260/P

In 2007, approval was granted (ref: 2007/I260/P) for the replacement of all steel windows to Flat 8 with double-glazed aluminium windows on condition that the glazing pattern and arrangement with existing brick reveal to match existing.



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Ilija Batinica
B & M Construction Co Ltd
19 Portman Close
LONDON
W1H 5BR

Application Ref: **2007/1260/P**
Please ask for: **Sheri Waddell**
Telephone: 020 7974 **5815**

01 June 2007

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted


Address:
**Flat 8
Ashley Court
Frognal Lane
London
NW3 7DX**

Proposal:
Replacement of all existing metal windows associated with flat 8 at third floor level with double-glazed aluminium windows.
Drawing Nos: Site Location Plan; Front, Rear & Side Elevations Existing; Front, Rear & Side Elevations Proposed; Typical Window Existing; Proposed Window Profile [as clarified by letter dated 30th March 2007 in respect of the glazing pattern] ; 010.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



INVESTOR IN PEOPLE

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Acting Director
Robert Scourfield

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 For the avoidance of doubt, and notwithstanding the details shown on the drawings hereby approved, the new windows shall be set within the existing openings and with the same depth of brick reveal from the front facade, shall be identical or very similar in appearance in terms of frame thickness and glazing pattern, and shall have the same opening mechanism.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, B1 and B3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

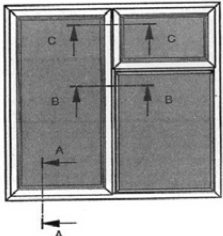
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

4 In relation to condition 2 above, for the avoidance of doubt, you are advised that the window frame refers to the supporting framework of the four opening window elements and the two fixed window elements, and that the thickness of the frame refers to its width as viewed from the front.

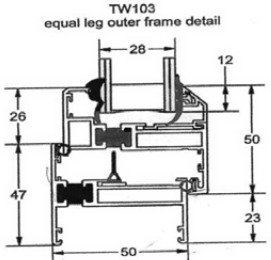
Page 2 of 3

2007/1260/P

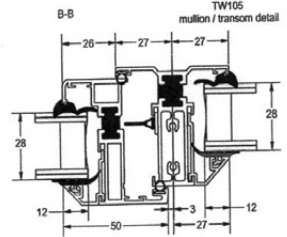
HENRY & SONS UK LTD
721 Tudor Estate, Abbey Road, London NW10 7UN
TEL: 020 8965 5230 FAX: 020 8965 5231



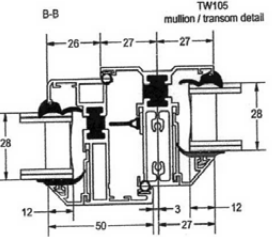
A-A



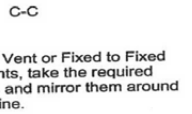
TW103
equal leg outer frame detail



B-B



TW105
mullion / transom detail



C-C

For Vent to Vent or Fixed to Fixed arrangements, take the required dimensions and mirror them around the centre line.

PROPOSED WINDOW PROFILE

NOT THE GLAZING DESIGN

RECEIVED
10 APR 2007

2.0 Location and Context

Overview

The apartment is located on the lower ground floor of Ashley Court. An Edwardian purpose built mansion block with some Art-Deco detailing on Frognal Lane off Finchley Road.

The property is not listed, not located in a Conservation Area, nor is it on Camden’s Local Heritage List. Therefore, no special planning considerations or restrictions apply to the property i.e. it is undesignated.



↑ Images of Ashley Court from Google maps

2.0 Location and Context

Extent of works proposed

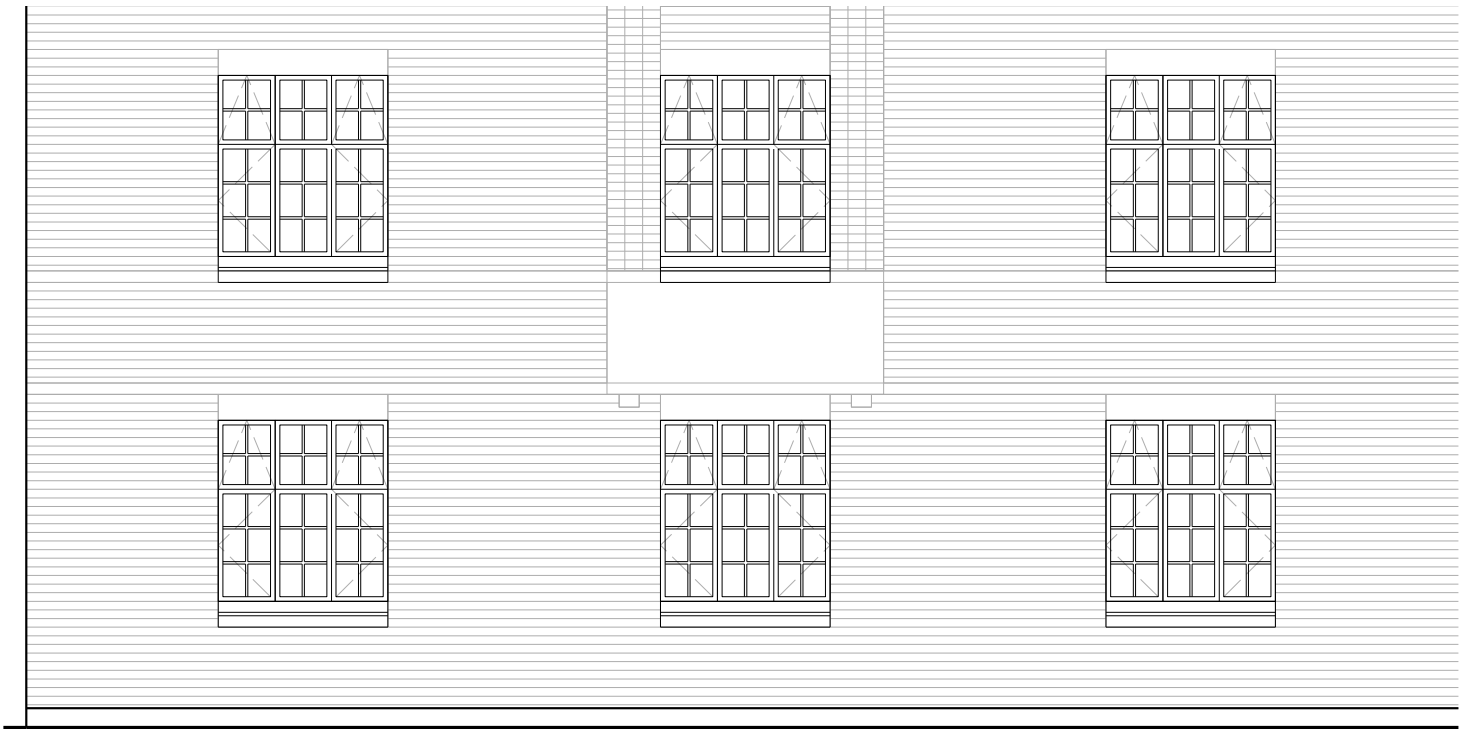
This application seeks planning permission for two elements of work:

- 1. Works to replace the existing single-glazed steel windows to Flat 1 with double-glazed steel windows to match existing
- 2. Works to replace defective external timber doors to the rear communal doors highlighted, with high performance hardwood doors.



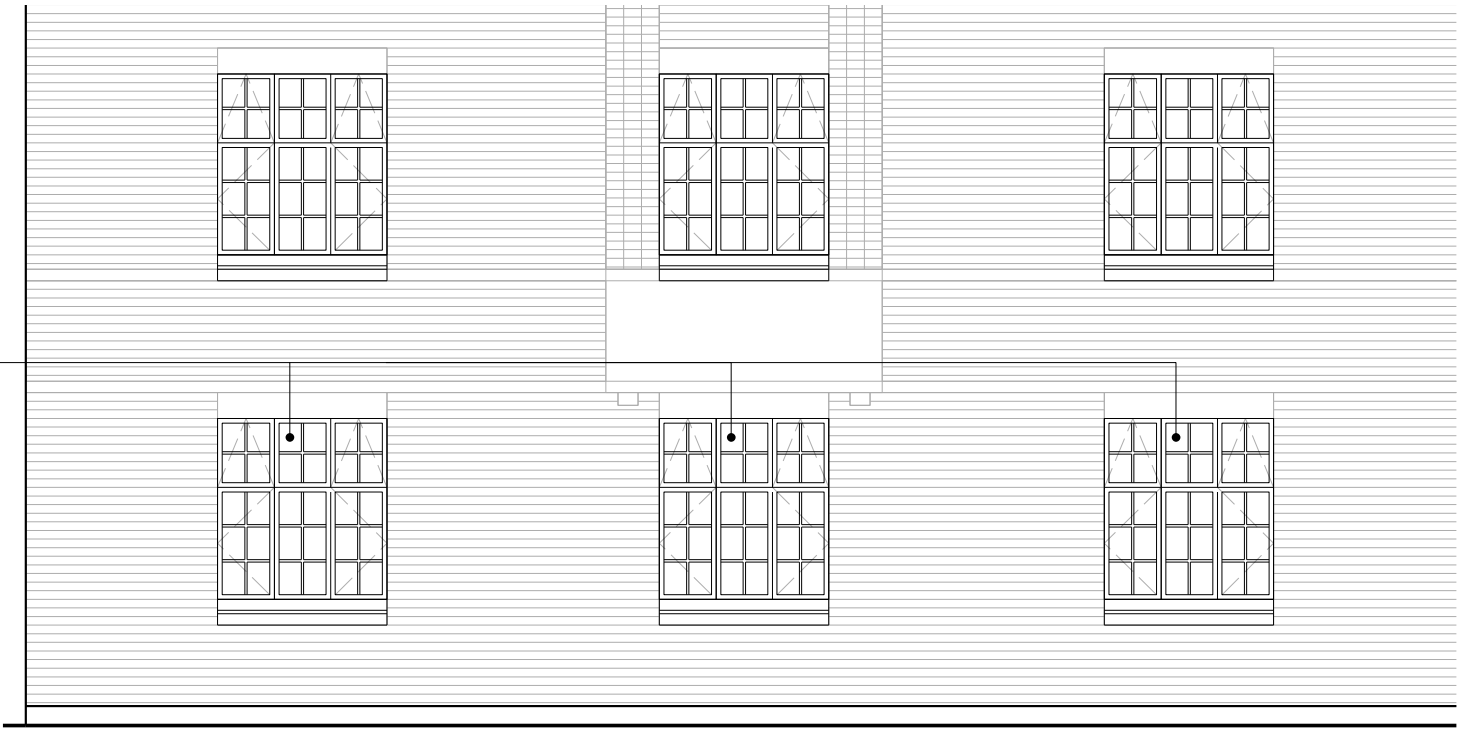
↑ The windows and doors to be upgraded have been highlighted above

3.0 Design and Access Statement



↑ Existing front elevation of Flat 1

Steel window replaced to match existing design



↑ Proposed front elevation of Flat 1

3.0 Design and Access Statement



↑ Existing rear elevation of Flat 1



↑ Proposed rear elevation of Flat 1

3.0 Design and Access Statement

Proposed Windows

The proposed external materials steel framed windows have been carefully selected for their quality and suitability to complement the host property. The glazing pattern and arrangement with brick reveal are to match existing.

The proposed windows are the Corporate W20 range from Crittall. Please refer to the reference images adjacent and details overleaf.

Hand-crafted in the UK, Crittall steel windows with glazing bars to match existing, will complement the building style and has a life expectancy of over 60 years.



↑ External photo of existing window to be replaced



↑ External photo of Corporate W20 from similar reference project

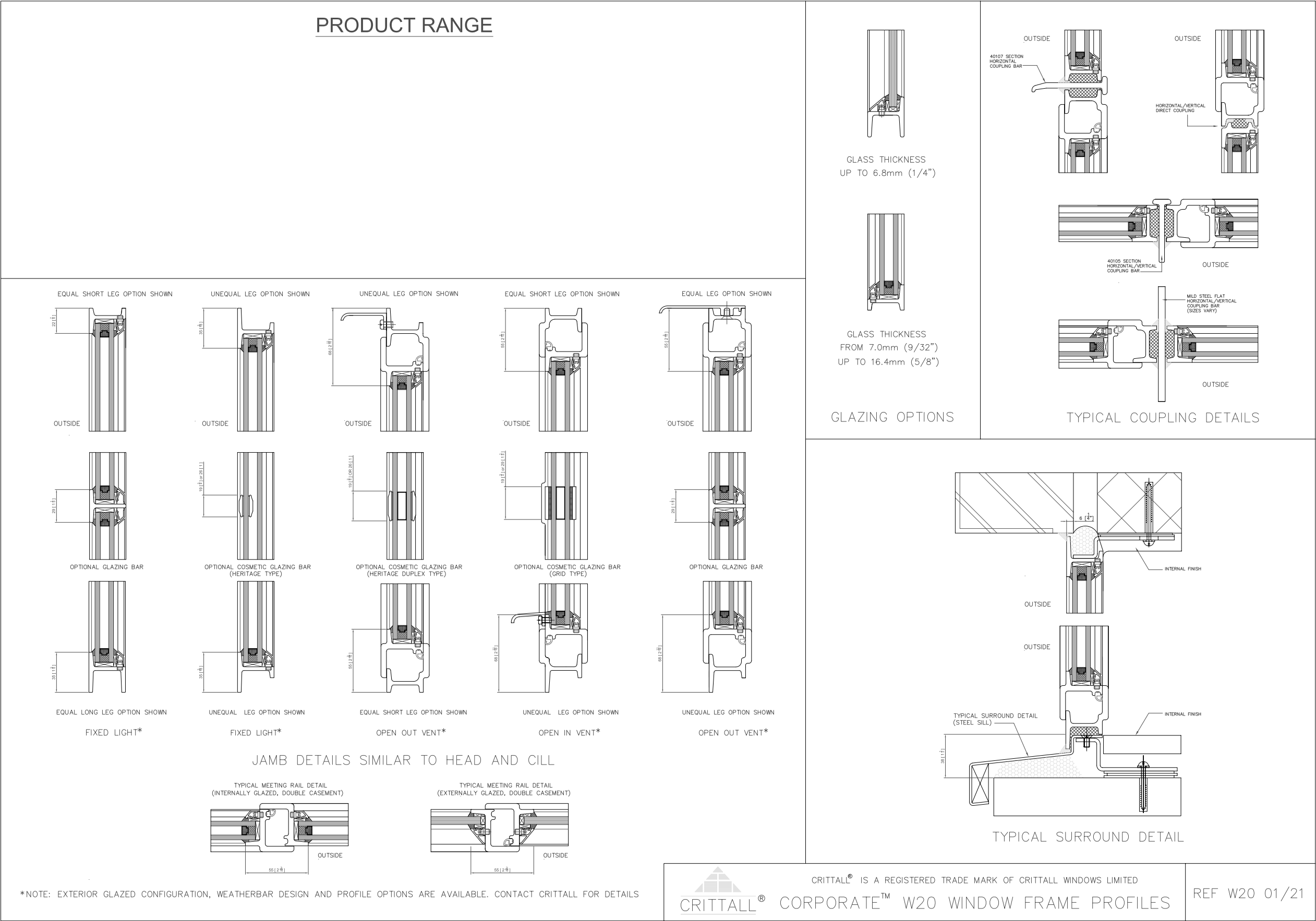


↑ Internal photo of existing window to be replaced



↑ Internal photo of Corporate W20 from similar reference project

3.0 Design and Access Statement



3.0 Design and Access Statement

Proposed doors to rear of building

The proposed works are to replace these defective external timber doors to the rear communal doors. The doors have previously been replaced in an ad-hoc manner with poor quality fittings which are now defective and required upgrading.

New doors to be high-performance hardwood doors, painted white, with brushed stainless steel ironmongery as indicated.



↑ Photos of existing poor quality/defective doors to be replaced



↑ Drawing of proposed new doors. To be high-performance hardwood doors, painted white, with brushed stainless steel ironmongery

Emil Eve: Practice Profile

Emil Eve Architects are an award winning East-London based studio with a focus on imaginative contemporary design.

Our studio is entirely focused on creating exceptional and inspiring buildings and spaces for people who love architecture. We oversee all our projects from inception to completion and provide a full architecture and interior design service.

Our clients share our passion for materials, craftsmanship and the story of a place. We embrace the opportunity to learn from, and respond to, our clients’ needs and priorities in each context.

Emil Eve Architects was established in 2009 by Ross and Emma Perkin and trades as a Limited Company.



↑ Geldeston Road



↑ Farley Farmhouse

“When searching for architects, we wanted a firm who would push things a bit further, and who had an eye for design so they’d help us inject life and colour into the house. And Emil Eve did just that! We really love our house now. The space really works for us, we have colour and real design features where we previously had bland!”

Hannah Worthington, Dynevor Road

Emil Eve: Selected Projects



↑ Caro Somerset



↑ St John Street



↑ Farley Farmhouse



↑ Jiva Spa



↑ Marvic House

Emil Eve: Awards and Press



Awards

Shortlisted: Wood Awards 2021
Shortlisted: AJ Small Projects Awards 2021
Winner: AJ Specification Awards 2020
Shortlisted: Hackney Design Awards 2020
Winner: St Martins Church International Design Competition 2019
Winner: Hotel & Spa Awards 2019
Shortlisted: Hotel Designs Brit List 2019
Winner: AJ Small Projects Communities Award, 2010

Press

Our projects have been featured in publications nationally and internationally, online and in print, including the following:

- Wallpaper Magazine
- Elle Decoration
- The Guardian
- The Modern House
- Architects Journal
- Grand Designs Magazine
- Building Design
- AJ Small Projects Communities Award, 2010
- Dezeen
- The Evening Standard
- Remodelista
- Frame Magazine

Who We Are



Ross Perkin - Director

MA(hons) MArch ARB SPAB RIBA + RIBA Cons

Ross is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Emma. Ross is an ARB qualified Architect with extensive experience in creative regeneration and contemporary architecture. As a SPAB scholar, Ross spent 12 months traveling around the UK, learning about the use of traditional building materials and the repair and re-use of historic buildings.

Ross has extensive experience overseeing complex construction projects and has recently completed work on The Weston visitor centre at the Yorkshire Sculpture Park. Before this he worked on a number of projects with RIBA Gold Medal winner David Chipperfield including acting as one of the Project Architects on the refurbishment of The Royal Academy of Arts.



Emma Perkin - Director

MA(hons) MArch ARB FHEA

Emma is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Ross. With a background in architecture, interior, lighting and exhibition design Emma brings a diverse range of experience to the practice.

Emma qualified as an ARB qualified Architect 2012 and has overseen an extensive range of project from inception to completion. Prior to founding Emil Eve, Emma worked for studios in London and Paris including leading the Interior Design Team on the multi-award winning National Museum of Estonia with DGT Architects and the refurbishment of Barrington Court, a Grade II Listed National Trust property with Levitate Architects.

