

DESIGN & ACCESS STATEMENT

Replacing the Existing Windows

**Emmanuel Vicarage,
Lyncroft Gardens,
London,
NW6 1JU**

For:
Diocese of London

INTRODUCTION

This statement has been prepared to describe the proposed removal and replacement of the existing timber framed windows to the front, side and rear elevations of the Vicarage of Emmanuel Church, Lyncroft Gardens, London, NW6 1JU and is submitted in support of the application for Listed Building Consent. The church itself is currently Grade II listed (list entry number: 1379387) and the vicarage is directly attached to the church. Although there is no mention of the vicarage in the church listing, and the property does not appear to be of any real historic value the listing does state - *'Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building'*.

PROPOSAL

The existing windows on the subject property, in their existing condition, offer minimal value in terms of heritage or character due to the dilapidated condition and the original contemporary design. The 1970's addition of the vicarage and the modern style that it was formed in contradicts the 'Gothic Revival or 'Early English' style of the main church building itself, which was constructed in the late 19th century. The vicarage has very little architectural merit or character due to its age and the 1970's style that it was formed in with the Grade II listing for Emmanuel Church making no reference to the vicarage building or the windows thereof.

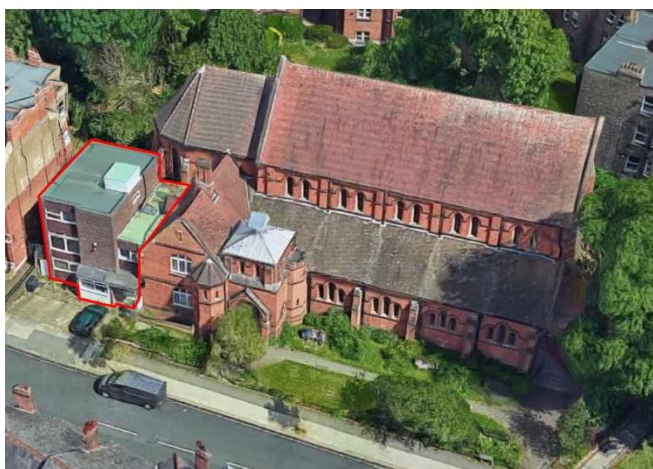


Figure 1: Satellite images showing the relationship between the 1970's constructed vicarage (highlighted with red) and the main church building itself.

The existing timber windows to the vicarage have naturally reached the end of their life-cycle. Timber decay and rotting is evident to the frames in many areas, and it is no longer feasible to carry out temporary repairs and redecoration to patch up the appearance of the façades. The windows are to be replaced with sleek, powder coated aluminium frames and double glazed units to match the existing layout and appearance of the original windows. The proposed windows will create a neat and tidy finish to the front elevation of the property especially, and therefore significantly improve the aesthetics of the property.

SITE LOCATION

The subject property sits in a residential area, on the north-east corner of West End Green in West Hampstead, just off the Fortune Green Road and is attached to Emmanuel church. The vicarage features its own individual entrance way, accessed from Lyncroft Gardens. The subject property is set back from the pavement slightly and features three off-street car parking spaces to the front area.

DESIGN PROPOSAL

The existing single glazed, timber windows to the front, side and rear elevations of the vicarage are to be carefully removed and replaced throughout with double glazed, powder coated aluminium framed units. The proposed works include the replacement of the ground floor back door and first floor rear balcony door too. The proposed windows have been carefully designed to fit into the existing openings therefore requiring no other material alterations to the external envelope of the property. The proposed window frames are sympathetic to the existing windows and will match the proportions of the existing so that the overall appearance of the vicarage will not be significantly altered.

ACCESS

All access to and within the property will remain unchanged, with all works to take place from within the property, there will be no need for a scaffold to be erected around the perimeter of the building. The existing main entrance to the front elevation is not included in the proposals and will be maintained as the primary entrance throughout the duration of the works. The rear doorway at ground floor level is to be replaced and will temporarily be obstructed as the works take place in this area.

The delivery of the proposed units will take place using the three existing off-street car parking bays directly in front of the property. Safe pedestrian access to Lyncroft Gardens will remain with all public highways and entrance doors situated at ground floor storey level to be left unobstructed.

There is parking to the property in the off-street resident allocated parking bays.

Delivery of goods and waste collection from the works will be at a set time to reduce the risk of blocking access or egress to the local residents.

CONCLUSION

Overall the impact on the heritage asset and surrounding area will be small as the existing windows are in a poor, dilapidated condition. Furthermore, the existing design of the original windows offers little to no architectural importance due to the contemporary design of the property. The proposed window frames are sympathetic to the existing windows and will match the proportions of the existing so that the overall appearance of the vicarage will not be significantly altered. The works will be carried out by trained and competent professionals, who will be professionally monitored throughout the project, to ensure that the works are completed to a high standard. The contractors will ensure the walkways and public roads are not blocked from use and cleaned appropriately.