



Architecture + Design

Second Floor  
12-13 Poland Street  
London, W1F 8QB

Tel: (+44) 02077343094  
www.peekarchitecture.com

20 FEBRUARY 2023

**To:**  
CAMDEN COUNCIL

## DESIGN AND ACCESS STATEMENT – APP2

**Address: 22 HEATH HURST ROAD, LONDON, NW3 2RX**

**Reference:** -

- Site: 22 Heath Hurst Road, London NW2 2RX ("the site")
- London Borough of Camden ("the Council")

### **Description**

Replacement front windows, replacement front door, new roof lights, new rear windows to third floor, and works to roof terrace

### **Introduction**

The site is occupied by a three storey Victorian terraced House over four levels (ground, first, second and loft/dormer space) with a two-storey rear projection. The roof of the rear projection is flat and is used as a roof terrace. The property is in a conservation area.

### **Assessment**

The windows to the front façade are now at the end of their lifespan. They are decrepit, cracked and single glazed.

The windows to the front dormer are non-traditional and again at the end of their life. The rear at third floor the windows are 1970s casement windows and are a negative example in the conservation area.

The current third floor serves a bedroom with a bathroom on the landing, there are no roof lights in the roof extension which would benefit from the extra height and top ventilation to cool the whole building.

The terrace on the outrigger has rooms below that are deep in plan and have less light. The terrace itself is exposed and the balustrade requires replacement to be safe.

### **Proposal**

This proposal includes:

- All front windows to be slimlite double glazed in painted timber frame refer to drawing PL208, to match existing
- The front dormer windows will be replaced with traditional windows.
- Replacement of existing the existing terrace railings with new black painted metal railings to match existing. The new proposal includes an internal bamboo screen. Refer to drawing PL206.
- Front door to be replaced with a new door to match the existing door (like for like replacement) refer to drawing PL207.
- Roof lights are proposed for the main roof that are opening and fixed walk on roof lights to the terrace.
- new windows to the front will replace the poor 1970s style windows with traditional style windows

### **Appearance**

The windows and door will be replaced to increase longevity and will retain the existing aesthetic of the building, as well as reduce heat loss. The new rear windows will remove the incongruous windows and replace them with windows that match the proportions and style of the original windows.

The rear terrace bamboo screen is to add privacy to the terrace and will not damage the property, alongside the replacement balustrade.

The new rooflights on the main roof will not be visible to neighbours and will not damage the existing character of the building. They will allow more light

internally as well as provide top level ventilation to draw cool air through the building to cool it down in summer.

Walk-on roof lights to the terrace will allow light deep in plan to the closet wing below.

The proposals are all in keeping with the host building and conservation area. There are no adverse impacts on the amenity value to the neighbours.

### **Access**

Pedestrian and vehicular access will remain as unchanged to both this property and the neighbour.

### **Conclusion**

This scheme upholds the character of the existing building and the conservation area. The proposal increase longevity of the building and maintain the character of the property.

PEEK Architecture and Design Ltd.