

Design and Access Statement

225 Bravington Road, London W9 3AR

Re-Roofing and Window Replacement Works



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1.0 Description

- 1.1 225 Bravington Road is a Victorian terraced property of four storeys and provides HMO-type accommodation for the homeless. It is located within the Queens Park area of West London on a street of terraced Victorian properties. Each floor contains an individual flat; the top floor forms a studio flat, whereas the remaining floors house 2-bedroom flats. There is a communal entrance hallway and stairs and landings giving access to each floor.
- 1.2 The property has a front and rear garden and comprises the main house, with a rear wing of three storeys, contemporary with the original construction and an additional, later, single storey extension to the rear of the ground floor plan which houses the kitchen / living area to this flat.
- 1.3 Bravington Road is a long road with the same Victorian terraced housing on either side, being around 1890 in date. There are typical small front yard type gardens along the street to each property, and the designs and motifs are similar to each house.
- 1.4 Many of the properties on the street and indeed in the local area have had their original sash windows replaced with UPVC, and natural slate roofs replaced with artificial or concrete tiled roofing materials. The uniformity of the street has therefore already been lost and the precedent set for other properties to replace/modernise their roofs and windows accordingly.
- 1.5 The subject property has had its roof previously re-covered using Eternit-type artificial slates with single hook fixings. The windows are timber sash but are in poor condition generally, and not suitable for the type of tenant and living arrangements provided by this property, either in terms of operability, internal conditions or forward maintenance.
- 1.6 The roof has two dormer windows set into the front slope, which are a later addition. These have lead roofs and cheeks.
- 1.7 The rear extensions have felt coverings to the roofs, but these are not visible from street level at the front. They are in good condition.
- 1.8 There is a brick boundary dwarf wall enclosing the front yard, the lower half of which is rendered. The nearest tree is a large Plane tree around 15-20m away from the property; there are several of these spaced at large intervals along the street, and which appear to have been pollarded in recent years.
- 1.9 There is a decorative iron front gate to the front wall, and a paved pathway. The front door is a traditional type six-panelled solid timber door, with a glazed fanlight above. The public highway / pavement has precast concrete paving slabs.
- 1.10 Bravington Road is situated near to Queens Park tube station and runs approximately north-south, from Kilburn Lane to its north end to Harrow Road at its south. The area is not a conservation area, nor is the subject property listed.

2.0 Assessment of Significance

- 2.1 225 Bravington Road is a typical terraced Victorian house, identical in original design to its neighbours and as part of the terrace. Generally, the area is made up of Victorian terraced houses of a similar design. Thus, the subject property is not unique, nor does it make a special contribution to the character of the street or area. However, it is recognised that it is part of a general sense of uniformity across the terrace's facades along the street, and thus any changes in material should aim to minimise impact and not seek to make the building stand out in any way.
- 2.2 The site does not sit within a conservation area.
- 2.3 There are no trees located within the site demise of the building, only the large Plane trees planted along the pavement / public highway.

3.0 Detail of proposed works

- 3.1 The proposal for the main roof is to strip the main slopes of their slates, fixings and battens down to the roof structure. The timbers will be treated, and new breather membrane laid on the rafters, and new treated softwood battens and then re-cover the roof in new Britmet LiteSlate tiles. These are synthetic slate tiles with a riven appearance to make them appear like natural slate. The intention is to improve the appearance of the roofs by doing so, whilst working within budget, using a quality synthetic product from a respected manufacturer. The dormers will be re-covered using a lead substitute proprietary product, also from Britmet, with LiteSlates used on the cheeks (sides). The slate colour will be grey, to emulate natural slate. Material samples are available for inspection and approval, should this be required.
- 3.2 The existing poor condition sash windows will be replaced with new double glazed UPVC windows to matching patterns and profiles, including traditional details such as sash horns. There are several examples along the street of UPVC windows having replaced the original timber sash windows; where these are done to emulate traditional sashes they appear in keeping, which is the intention with this property.
- 3.3 The front door is to be replaced with a new doorset of near-identical design, being a fielded and panelled 6-panel Secured by Design composite doorset with a glazed fanlight above.

4.0 Impact of the proposed works

- 4.1 The use of more sympathetically designed roof slates, albeit artificial, will appear more in keeping with the terrace as a whole, although there are already a number of properties along the street which have received newer, artificial slate or concrete roof coverings and thus the uniformity of the street has long since been lost.
- 4.2 The new UPVC windows are being carefully designed to replicate the existing timber sashes, with similar framing and sash details such as sash horns, similar frame profiles/sections etc. Thus, they will be a smart addition to the property and improve its appearance, as well as being in keeping with the original look of the façades. As per the roof, a number of properties already have UPVC windows fitted, and thus the addition of UPVC windows at number 225 will not have a detrimental impact on the streetscape or uniformity of the terrace.

5.0 Conclusion

- 5.1.1 The proposed works are intended to improve the condition of the property, whilst either improving its aesthetic appearance (e.g., roof) or have a neutral impact (e.g., windows).
- 5.1.2 The materials selected are intended to perform well, as well as be sympathetic to the age and style of the property and in its wider context. Thus, artificial slate tiles with an authentic slate-like appearance have been selected, and UPVC sash windows which closely emulate the existing timber sashes are to be installed.
- 5.1.3 Within the context of the street, many of the other properties have already had their roofs or windows (or both) replaced with modern equivalents. Therefore, the precedent has been set for carrying out such material changes.
- 5.1.4 The roofs themselves are in any case largely obscured from street level, and not immediately obvious to passers-by.

Appendix A

Photographs



1. Front elevation from Bravington Road.



2. Close-up of front elevation showing bay window and timber sash window detailing.



3. Close-up view of ground floor bay window with sashes, and front door.



4. Front door is a traditional 6-panel solid timber door with a stained glass fanlight above.



5. Pitched roofs are covered with artificial slates with hook fixings.



6. Dormers also have artificial slates to their cheeks (sides).



7. Rear wing/extensions have flat roofs and felt coverings.



8. Close-up of felt-covered flat roof. To have new liquid coating from Kemper System or similar.



9. Rear elevation view.



10. Close-up of rear elevation showing sash windows.



11. A number of other properties on this street have been fitted with UPVC windows.



12. View of Bravington Road looking south. Street has large, mature Plane trees at intervals.