

DESIGN STATEMENT

JOB TITLE: REPLACEMENT SIDE GLAZING

ADDRESS: FLAT 4, 4 KINGS AVENUE SW4 8BD

CLIENT: EDWARD SPARROW

JOB: NUMBER 134

COMPOSED: BY MICHELE PECORARO

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1.0 INTRODUCTION:

This report is prepared by P+P Architects on behalf of Mr Edward Sparrow in support of a full planning application in respect of glazing replacement at 4 Kings Avenue, London, SW4 8BD.

There are 3 key factors influencing the proposed design:

1. Replacing the existing glazing structure with a more energy efficient system keeping similar design in harmony with the current building and its heritage assets
2. Minimize the impact to the neighboring property.
3. Develop the site with consideration to the policies in the Lambeth plan and local development framework, as well as other national planning guidance.

2.0 HERITAGE STATEMENT

The Villa of circa 1860 probably built by Henry Harris is situated within conservation area of *Clapham Park and Northbourne Road*, with Grade II listed.

Its heritage asset come from its architectural, historic and townscape value.

The villa is part of street scene on the west side of Kings , between Acre lane and Clarence Avenue, where other 4 similar villas contribute greatly to the quality and the character of local townscape. No 12 and No 28 Kings Avenue are the most recently added building to the local heritage list.

The building has three stories plus basement and symmetric openings on the front elevation as per original design that decrease in height up to the second floor.

First and second floor windows are of sash type, timber made, with glazed bars in molded architraves. Cornices and bracketed sills are on first floor. Casement windows on banded and stuccoed ground floor with rusticated quoins.

London Stock bricks are on the side and rear elevations, greyish brick on the front.

Moderately low pitched hipped slate roof has end chimneys and eaves soffit with large dentils above stuccoed frieze.

Main entrance at ground floor is Ten steps higher than the front garden yard and its' made by four-panel timber door, with side lights and rectangular fanlight.

The entrance is protect by a projecting classical porch with round-arched openings.

3.0 RESPONSE TO CONTEXT:

Street Character: North -West side of Kings Avenue is dominated by 4 similar detached villas (No 6,12,14,28) of circa 1860 which share similar features.



The buildings No 4 and No 6 are paired , similarly to No 12 and No14, while No 28 its's an isolated villa. All of them share same front finish and recent front extension are matching material of existing building.



4.0 PROPOSAL:

The application proposes the replacement of glazing structure at the rear of the building .

The aim of the proposed work is to improve the energy efficiency of the glazing system, keeping a similar design but replacing the single glazing structure with a timber framed triple glazing system, improving its appearance, its thermal performance and reducing its carbon footprint.

The overall approach aims to improve the contribution the property makes to its setting without degrading its significance.

Our proposal includes the No 5 full height white timber framed glazed panels , with the central one operable and a 'Heritage' glazing roof with lead covered steel patent glazing bar.

The roof will have an insert operable roof light in the middle, which will improve internal ventilation

No changes are proposed for the sill or surrounding brick opening.

USE:

The Flat is currently a single-family residential flat. The property has its main entrance on the Kings Avenue at raised ground floor level. The intention is to improve the space and performance of current dining area.

6.0 AMOUNT:

The proposed new structure in term of area and volume will be the same as the existing one

7.0 LAYOUT:

The layout will be kept as per current one.

8.0 ORIENTATION/LIGHT:

The extension will be oriented to West side. Affect on neighbors: There will be no impact on neighboring house, regarding shadowing, lighting, visibility and proximity, as the proposed structure will have same shape volume of the present one.

9.0 SCALE:

The proposed glazing structure has same eaves height and top roof height as the current structure.

APPEARANCES

It is proposed to use materials which are simple, robust, sustainable and in keeping with the surroundings. Painted Timber frame glazing is proposed for the vertical wall and traditional lead covered steel frame glazing for the roof.

11.0 LANDSCAPING:

No changes on rear or front landscape or tree.

12.0 ACCESS:

Vehicular and pedestrian access remains unaltered.

13.0 CONCLUSION:

It is considered that there is no impact of the proposed works and it has no harmful effect on the building asset.

Our proposal will improve the glazing area quality in accordance with local and national policies.

14.0 PHOTOS:



Current glazing structure with timber frame glazing and lead covered glazing roof.



Current single glass structure

