

# DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

## IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOW AND DOOR REPLACEMENTS

At:  
**3 MEDLEY ROAD  
LONDON  
NW6 2HJ**

For:



NOTTING HILL GENESIS  
BRUCE KENDRICK HOUSE  
2 KILLICK STREET  
LONDON  
N1 9FL

Prepared by:

Frankham Consultancy Group Limited  
Irene House  
Five Arches Business Park  
Maidstone Road  
Sidcup  
Kent DA14 5AE

Telephone: 020 8309 7777

Issue Date:  
October 2023

File Reference:  
228464-FCG-XX-XX-RP-B-0436-S4-P01

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## DOCUMENT VERIFICATION

### DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOW AND DOOR REPLACEMENTS

**AT:** 3 MEDLEY ROAD  
LONDON  
NW6 2HJ

**FOR:** NOTTING HILL GENESIS

**FRANKHAM PROJECT NO.:** 228464

**Signature:**

**Name:**

**Prepared by:** \_\_\_\_\_ **Ave Kelle BA (Hons), MSc**

**Reviewed by:** \_\_\_\_\_ **Millie Gardiner BA (Hons),  
MCIAT**

**Approved by:** \_\_\_\_\_ **Brian Gallagher BSc (Hons)  
MRICS**

Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For planning	P01	02/10/2023	Ave Kelle	Millie Gardiner	Brian Gallagher



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## **1.0 INTRODUCTION AND THE PROPERTY**

- 1.1 3 Medley Road is an extended three-storey mid-terrace Victorian property converted into three flats. The property is situated in the London Borough of Camden.
- 1.2 The property is of brick construction set in buff brick to the front and rear elevations, including the closet return and single storey extension, with stucco elements to the front elevation, above the windows and main entrance door. The property has a two-storey bay window with a pitched roof.
- 1.3 The existing windows are single-glazed timber sliding sash windows to the front, single-glazed timber casement, and double-glazed uPVC casement windows to the rear.
- 1.4 The main entrance door comprises a timber two-panel and twelve-lite door with single-glazed fan light above, and the rear entrance door is a single-glazed timber door. The main entrance door will not be replaced.
- 1.5 Notting Hill Genesis proposes replacing all the existing windows and the rear entrance door to 3 Medley Road. This design and access statement has been prepared to support the planning application to replace these windows and doors.
- 1.6 No changes are proposed to the Amount of housing, the Layout, Scale, Landscaping, Use or Access to the buildings. Therefore, this Design and Access Statement addresses appearance and contextual planning requirements/policies.
- 1.7 The proposed replacements are:
  - Double-glazed timber casement and sliding sash windows to the rear.
  - Double-glazed timber rear door.
  - Double-glazed timber sliding sash windows to the front.
- 1.8 A complete list of the submitted drawings and documents is provided in Appendix A.

## **2.0 REASONS FOR ALTERATIONS**

- 2.1 These alterations are proposed to:
  - Increase the residents' comfort levels by installing more thermally efficient windows. Residents are currently using make-shift draughtproofing measures to increase indoor comfort.
  - As a social landlord, Notting Hill Genesis has an obligation to maintain their housing stock. The installation of new double-glazing will reduce the fuel usage by the residents and help NHG to future-proof their housing stock.
  - The timber sliding sash and casement windows to the front and the rear elevations will be factory-finished to a high level, ensuring the longevity of the windows and reducing maintenance, although some ongoing maintenance will be required to upkeep these timber windows.

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### **3.0 LOCAL POLICIES AND DESIGN CONSIDERATIONS**

- 3.1 The following planning policies/documents have been considered as part of this application:
- Camden Planning Guidance. Home Improvements (2021)
- 3.2 A planning application for replacing these windows and doors is required as the property is converted into residential flats.
- 3.3 These proposals will ensure that the character of the property is not compromised as a result of the change. The proposed timber windows and door details have been provided as part of this application (see drawings 2400-2405).

### **4.0 SUMMARY**

- 4.1 Notting Hill Genesis proposes replacing the existing ageing single and double-glazed windows with double-glazed timber windows and doors with thermally efficient that comply with the current building regulations.
- 4.2 The proposed windows will match the existing fenestration, respect local character, and use durable materials. The appearance of the new timber windows on the front and the rear elevation will not detract from the existing character of the property.



# **APPENDIX A**

## **LIST OF SUBMITTED DRAWINGS**



Rev

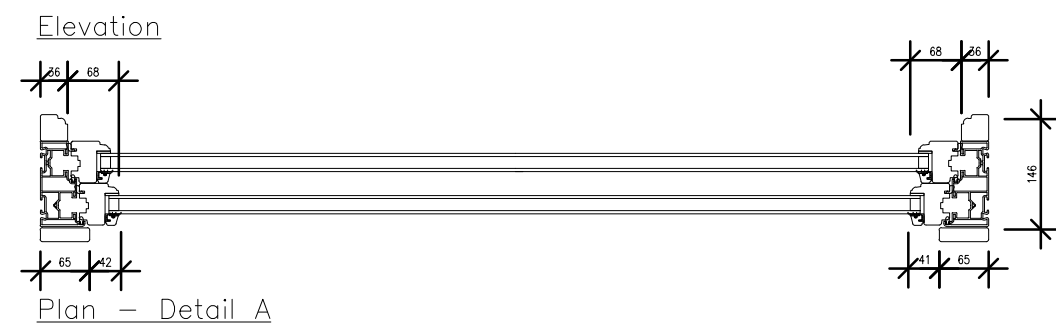
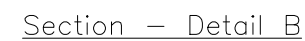
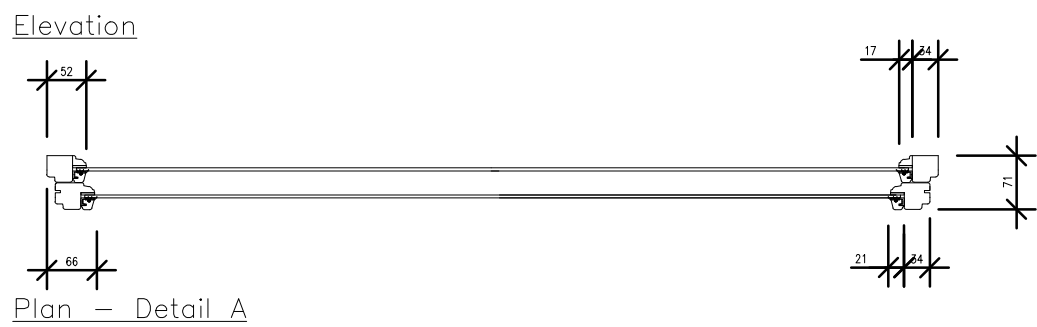
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228464-FCG-MB-EL-DR-B-2200	Existing Elevations	S4-P01
228464-FCG-MB-EL-DR-B-2201	Proposed Elevations	S4-P01
228464-FCG-MB-DE-DR-B-2400	Existing timber vertical sliding sash window and proposed timber vertical sliding sash window Details	S4-P01
228464-FCG-MB-DE-DR-B-2401	Existing timber casement window and proposed timber casement window Details	S4-P01
228464-FCG-MB-DE-DR-B-2402	Existing timber casement window and proposed timber casement window Details	S4-P01
228464-FCG-MB-DE-DR-B-2403	Existing timber casement window and proposed timber casement window Details	S4-P01
228464-FCG-MB-DE-DR-B-2404	Existing timber pivot window and proposed timber pivot window Details	S4-P01
228464-FCG-MB-DE-DR-B-2405	Existing timber door and proposed timber door Details	S4-P01




# **APPENDIX B**

## **WINDOW DETAILS**





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	SIDCUP OFFICE	Irene House Five Arches Business Park Maidstone Road Sidcup, Kent DA14 5AE T: 020 8309 7777
	OXFORD OFFICE	Wootton Business Park Besselsleigh Road Wootton, Abingdon Oxfordshire OX13 6FD T: 01865 322500
	LONDON OFFICE	Third Floor Baird House 15-17 St Cross Street London EC1N 8UW T: 020 7651 0790
	STEVENAGE OFFICE	Suite 237, Second Floor Kings Court Business Centre London Road, Stevenage Hertfordshire SG1 2NG T: 020 3714 7063
	Client:	
AD Group		
Project Title:		
3 Medley Road, London, NW6 2HJ		
Drawing Title:		
Existing timber vertical sliding sash window and proposed timber vertical sliding sash window		
Status:		
PLANNING ISSUE		

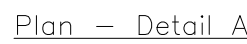
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ZM	ZM	MG	BG
Original Issue Date:		Scale @ A2:	
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Job No/ File Ref	Originator	Zone	Level
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Type	Discipline	Number	Suitability
DR	B	2400	S4
Revision		P01	

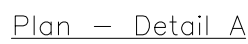
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E: [enquire@frankham.com](mailto:enquire@frankham.com)  
www.frankham.com

**SIDCUP OFFICE**  
Irene House  
Five Arches Business Park  
Maidstone Road  
Sidcup, Kent DA14 5AE  
T: 020 8309 7777

LONDON OFFICE  
Third Floor  
Baird House  
15-17 St Cross Street  
London EC1N 8UW  
T: 020 7651 0790

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**\_\_\_\_**

3. Medley Road, London

[illegible]

Existing timber casement

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## PLANNING ISSUE


Drawn By: ZM	Designed By: ZM	Checked By: MG	Approved By: BG
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Original Issue Date:	Scale @ A2:
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Job No/ File Ref 228464		Originator FCG	Zone MB	Level DE
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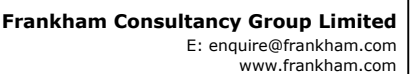
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B. \_\_\_\_\_

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Client:

AD Group

3 Medley Road, London,  
NW6 2HJ

Existing timber casement window and proposed timber casement window
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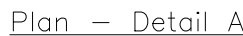
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Elevation



Proposed timber double glazed casement window  
(W11 & W18)

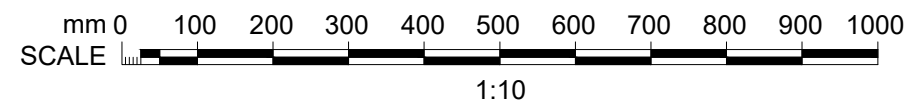


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enquire@frankham.com  
www.frankham.com

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Third Floor	Suite 237, Second Floor
Baird House	Kings Court Business Centre
15-17 St Cross Street	London Road, Stevenage
London EC1N 8UW	Hertfordshire SG1 2NG
T: 020 7651 0790	T:020 3714 7063

Client:

AD Group

Project Title:

3 Medley Road, London,  
NW6 2HJ

Drawing Title:

Existing timber casement window and proposed timber casement window

Status:

## PLANNING ISSUE

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3 Medley Road, London,  
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☐ NWS ERS

Existing timber pivot window  
and proposed timber pivot


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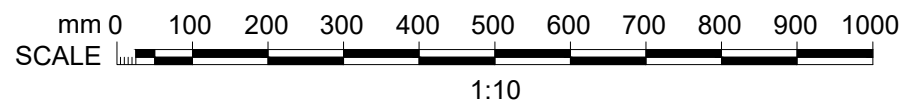
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Typical Existing single glazed timber pivot window



Proposed double glazed timber pivot window



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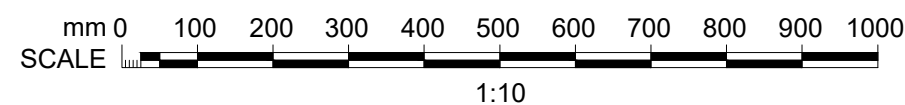
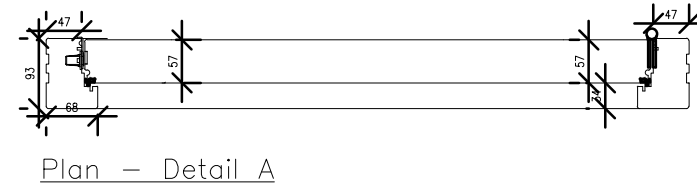
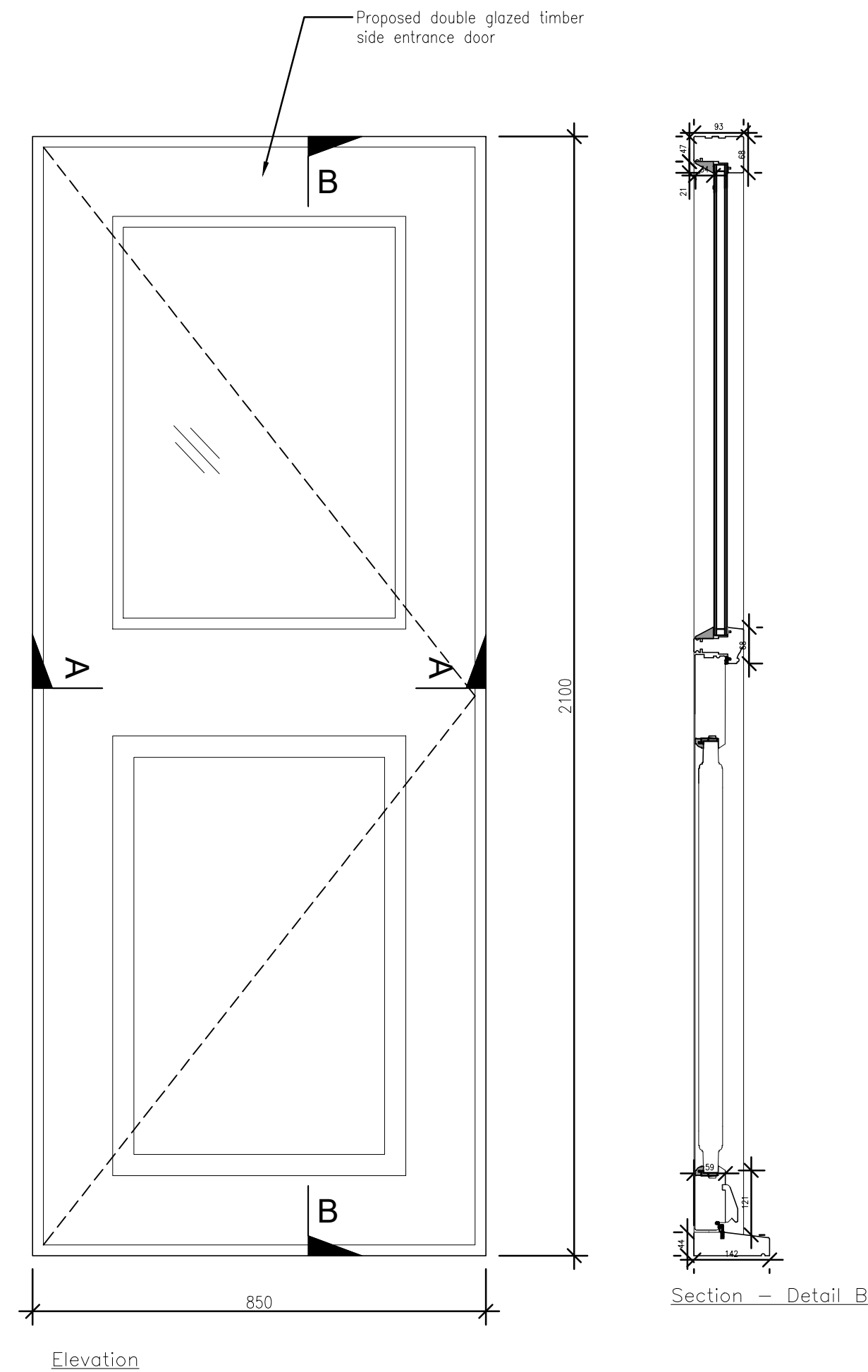
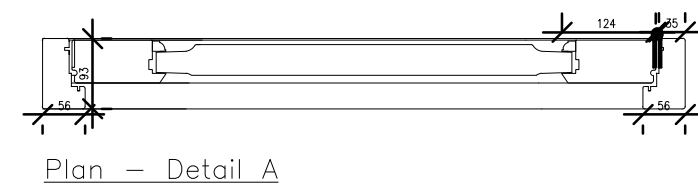
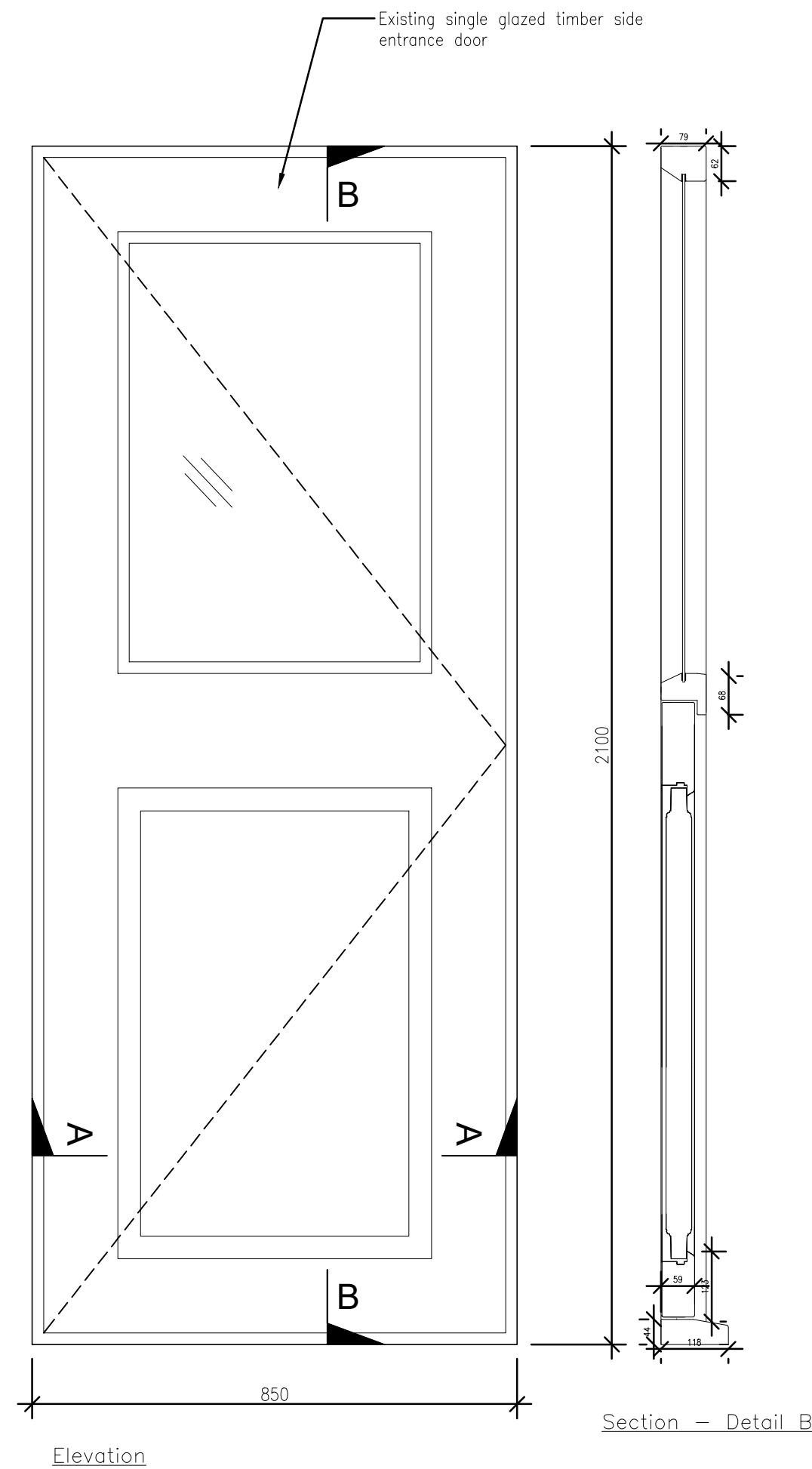
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Type DR	Discipline B	Number 2405	Level DE
		Suitability S4	Revision P01





# **APPENDIX C**

## **PHOTOS**





Photo 01



Photo 02





Photo 03



Photo 04



Photo 05



Photo 06



Photo 07