FRANKHAM

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF THE PLANNING APPLICATION FOR REPLACEMENT WINDOWS AND DOORS

At

4 LITHOS ROAD, LONDON, NW3 6EF

For

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

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1.0 INTRODUCTION AND SCOPE

1.1 Notting Hill Genesis (NHG) are proposing to replace the existing single glazed timber framed windows and balcony doors to 4 Lithos Road, London, NW3 6EF. This Design and Access Statement has been prepared in support of the planning application to replace these windows.

1.2 There are no changes 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 some contextual planning requirements/policies only.

1.3 These blocks date from around 1991 and the existing (presumably original) double-glazed timber windows and balcony doors are in a state of disrepair. These have proven difficult to maintain due to significant access restraints as explained below which has led to a long-standing issue for NHG to manage. New aluminium framed windows and aluminium balcony doors are proposed.

1.4 The proposed replacement with low maintenance products will lead to an insignificant change in appearance but greatly improved living conditions for occupiers and reduced environmental impact and costs. The proposed windows and doors will comply or exceed current building regulations and provide a low maintenance solution, helping NHG to fulfil their commitments to the residents and leaseholders.

1.5 The proposed windows and doors will be of a close visual appearance to the existing windows and balcony doors. White aluminium windows and doors are proposed. The installation will address and comply with the following documents:

- BSI Certificate of Registration Environmental Management System – ISO 14001:2015 (Certificate Number: EMS554307).
- BSI Certificate of Registration Quality Management System – ISO 9001:2015 (Certificate Number: FM 21582).
- BSI Certificate of responsible sourcing of construction products- BES 6001: Issue 3.0 (Certificate Number: BES668681).
- Smart Architectural Aluminium – Visofold series brochure.
- Smart Architectural Aluminium – Responsible Sourcing Report 2018.

A full list of the submitted drawings and documents are provided in the Appendices.

2.0 SITE LOCATION

3.1 The estate comprises of low and high rise blocks are located on a small estate between two converging sets of mainline railway lines (see Site Location Plan – drawing ref: 1000) to create a dead-end street.

3.2 The estate is generally viewed from a distance across railway lines and away from public footfall and comparator buildings and streets within the Finchley Road area.

3.0 PLANNING REQUIREMENTS AND POLICIES

4.1 Planning permission is needed for any alterations that "materially affect the external appearance of the building"[1]; to materially affect the external appearance the change must be visible from a number of normal vantage points and judged for its materiality in relation to the building as a whole and not be reference to a part of the building taken in isolation[2]. Typically, the replacement of existing doors and windows on a 'like for like' basis with those of similar external visual appearance are not considered to be constitute 'development' and planning consent not required. This is however a matter for the decision maker and a precautionary approach has been taken here and a planning application submitted.

4.2 Notwithstanding, we consider the proposed windows and balcony doors to be of a very similar design, opening function and dimensions to be existing providing a very close visual appearance to the existing that will be insignificant and go unnoticed when viewed in context.

4.3 The property is not located within or near to any Conservation Area and are not Listed Buildings. The works would not impact the 'setting' of any heritage assets.

4.4 The Following planning policies/documents have been considered as part of this planning application:

- Camden Local Plan 2017: Policies CC1 Climate change mitigation and CC2 Adapting to climate change.
- Camden Local Plan 2017: Policy D1 Design.
- Camden Planning Guidance: Design (March 2019). Chapter 2. Design Excellence.

4.5 Camden Local Plan Policies CC1 Climate change mitigation and CC2 Adapting to climate change, supports alterations to improve the energy performance, reduce carbon emissions and improve the adaptability and 'life' of existing buildings. Policy D1 design supports high quality design in developments that use materials that are of high quality and complement local character. The environmental properties of the proposed aluminium windows are outlined in section 9.0 of this statement.

[1]Section 55, Town and Country Planning Act 1990 as amended.
[2]Journal of Planning Law, P55.17

4.0 APPEARANCE OF BLOCKS

5.1 The blocks are of modern construction, design and appearance. The existing white painted timber windows with single glazed units are a mix of side opening casement, top hung casement and fixed pane. The windows are single (double glazed) pane and do not include any decorative details or resemble any period features.

5.2 The existing balcony doors are hinged white painted timber doors. There are no decorative detailing on the doors or windows.

5.3 A small number of doors have previously been replaced with white PVCU double glazed units because of the timber decay and need for urgent and essential replacement on a one-off basis. They were all carried out with 'like for like' replacements; the opening fenestration of the removed doors have been maintained.

5.0 APPEARANCE OF SURROUND AREA

6.1 Lithos Road approaching the estate has a mixture of building appearances and ages along its length. These range from Victorian to modern contemporary blocks of flats. Some existing Victorian properties which would have originally had timber sash windows have been replaced with PVCU double glazed units.

6.2 The estate itself stands fairly isolated at the end of the 'dead end' of the road, surrounded by railway lines on three sides and only seen in distant views across these.

6.0 APPEARANCE OF THE PROPOSAL

7.1 The building is circa 1991 being of a modern contemporary design and construction with plain timber side hung casements, top hung casements, fixed windows and balcony doors. The new proposed windows and balcony doors will not detract from the existing appearance and character of the building.

7.2 Comparison of the existing and proposed drawing details shows that the framed dimensions of the windows and area of visible glass are minimal (Drawings 2400, 2401, 2402 and 2403). The total visible window frame/casement dimensions will increase by 4.5mm from the existing 80mm to the proposed 84.5mm, whilst the sliding patio door frame/casement measurement will reduce by 31mm and 6mm, top and bottom rails respectively.

7.3 The proposed aluminium windows and balcony doors will match the existing timber windows and doors as close as possible in colour and appearance, including dimensions and glazing patterns. Product brochures for the proposed windows and doors can be found in the Appendix B.

7.0 NOTTING HILL GENESIS

8.1 NHG are the owners of the block and many others within the London Borough of Camden, providing affordable and social housing for local residents. As part of NHG responsibilities is for the maintenance and upkeep of the blocks to ensure suitable, affordable, manageable accommodation that is fit for purpose and complies with the NHG accommodation standards.

8.2 The above mentioned access restrictions have made the regular repainting that is essential to maintenance impractical to achieve with large costs attributed to providing safe access for the works. All these restrictions have made cyclical maintenance and repair of these asset difficult and costly and so now replacement of the existing timber windows and balcony doors is required. The windows and doors are currently is disrepair.

8.3 These restrictions hinder the cyclical maintenance of the windows and balcony doors, reducing their lifespan and effectiveness. Maintaining the current windows and doors has been too great cost to NHG and inconvenience to the residents. Replacement with a low maintenance solution will reduce large cyclical expenditure and provide further funding for property maintenance, refurbishment and building within the area.

8.4 The introduction of new aluminium windows and balcony doors will provide a low maintenance, long-life solution lasting 30 years or more and eliminating the need for cyclical redecoration.

8.0 ENVIRONMENTAL AND SOCIAL CONSIDERATIONS

9.1 The supporting documents (included within Appendix B) demonstrate that the chosen window and door manufacturer has achieved accreditations in quality and environmental management systems for their products.

9.2 The improved energy performance will reduce occupier costs and allow NHG to fulfil their duty to the residents of the blocks who have long suffered from condensation and decay issues linked to the existing windows and balcony doors. It should also be stressed that cooling and ventilation is a critical social and health concern also, the existing balcony doors in particular prove difficult to operate for some residents due to the timber swelling. Solar control glass can also be incorporated in the most exposed facades to further assist management of unwanted solar gain.

9.3 The supporting document Smart Architectural Aluminium: Responsible Sourcing Report 2018 (page 13) highlights that once their products reach the end of their lifespan, they have a typical recycling rate of 95%.

9.4 The proposed windows will have a Window Energy Ratings (WER) of A, the highest rating. The proposed doors will comply or exceed current building regulations.

9.0 SUMMARY

10.1 Notting Hill Genesis (NHG) are proposing to replace the existing defective timber windows and balcony doors with new thermally efficient, low maintenance and fully recyclable windows and balcony doors. These will have a longer life span than the existing timber products have proved to have and allow NHG to fulfil their duty to the residents of the blocks who have long suffered from condensation and decay issues linked to the existing windows and balcony doors. Energy cost will be reduced by better insulation performance and easier opening allow for superior ventilation.

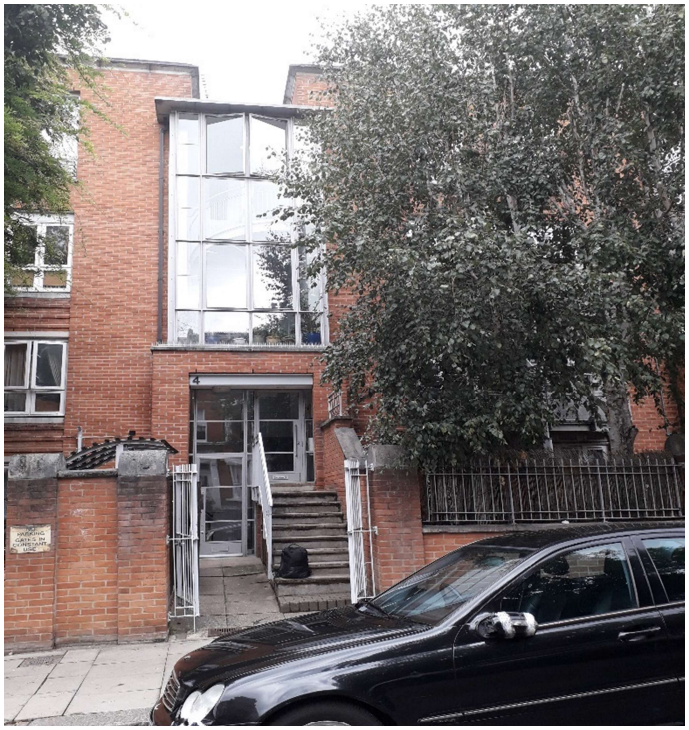
10.2 The new proposed aluminium windows and doors will also eliminate the cyclical decoration requirement of the current timber windows. This is critical as the circumstances of the sites adjacent to the railway lines mean that this has proven unachievable and this is most unlikely to change in future.

APPENDIX A
LIST OF SUBMITTED DRAWINGS

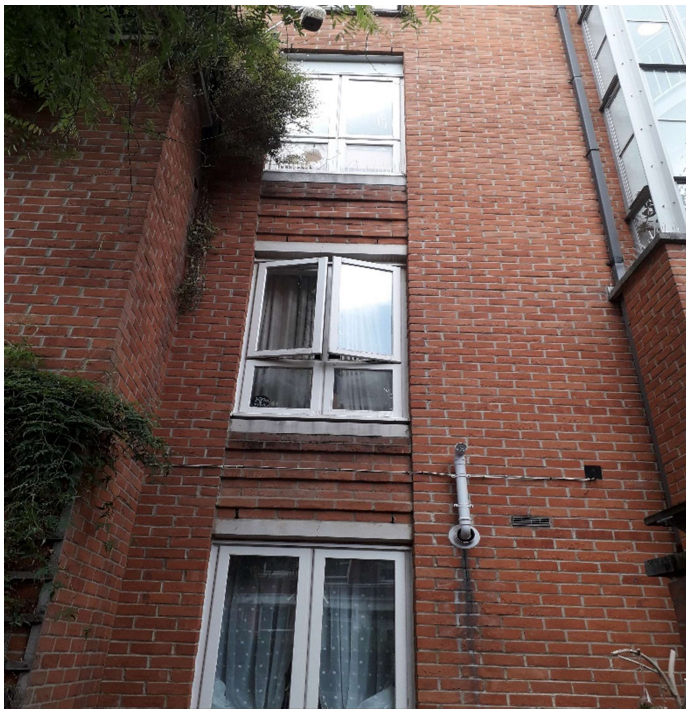
Drawing Reference	**Drawing Name**
227784-FCG-ST-XX-DR-B-1000-S4-P01	Site Location and Block Plan
227784-FCG-MB-EL-DR-B-2200-S4-P01	Existing Elevations
227784-FCG-MB-EL-DR-B-2201-S4-P01	Proposed Elevations
WINDOW/DOOR DETAILS	
227784-FCG-ZZ-DE-DR-B-2400-S4-P01	Typical Existing Window Elevation & Section
227784-FCG-ZZ-DE-DR-B-2401-S4-P01	Typical Proposed Window Elevation & Section
227784-FCG-ZZ-DE-DR-B-2402-S4-P01	Typical Existing Patio Door Elevation & Section
227784-FCG-ZZ-DE-DR-B-2403-S4-P01	Typical Proposed Patio Door Elevation & Section

APPENDIX B
SUPPORTING INFORMATION – SMART ALUMINIUM WINDOWS/DOOR

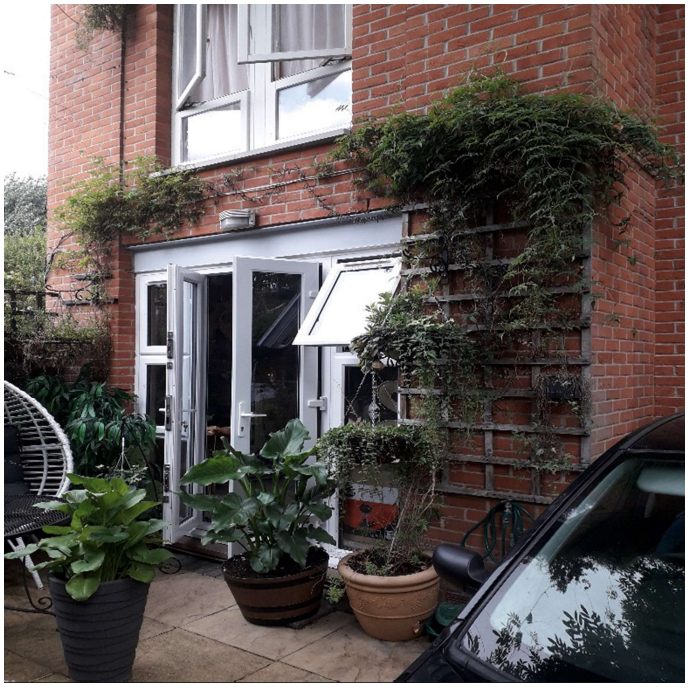
APPENDIX C
PHOTOS



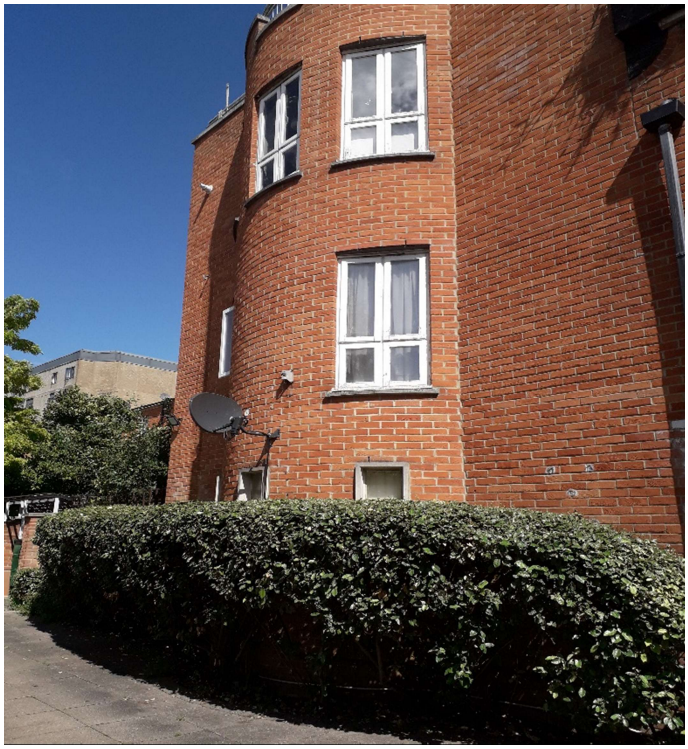
Photograph 01 – South Elevation (Front)



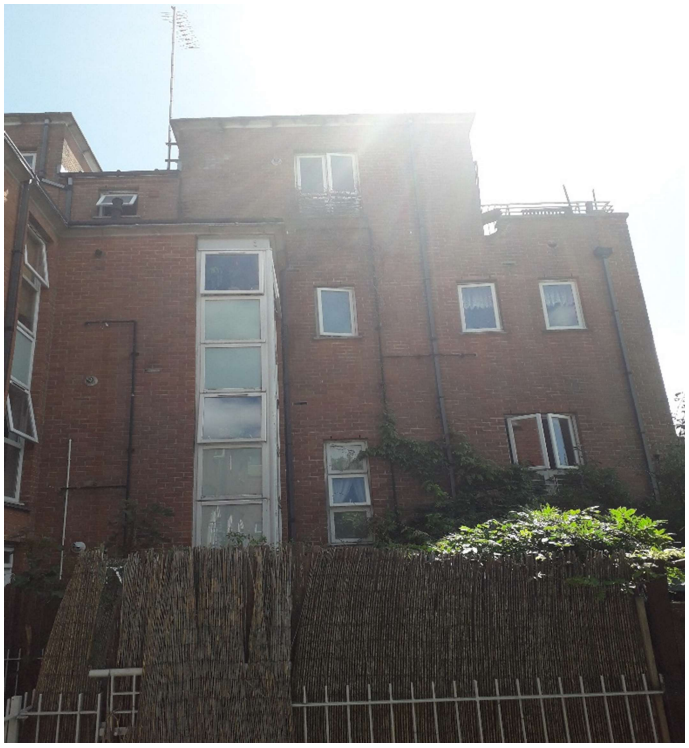
Photograph 02 – South Elevation – Timber windows



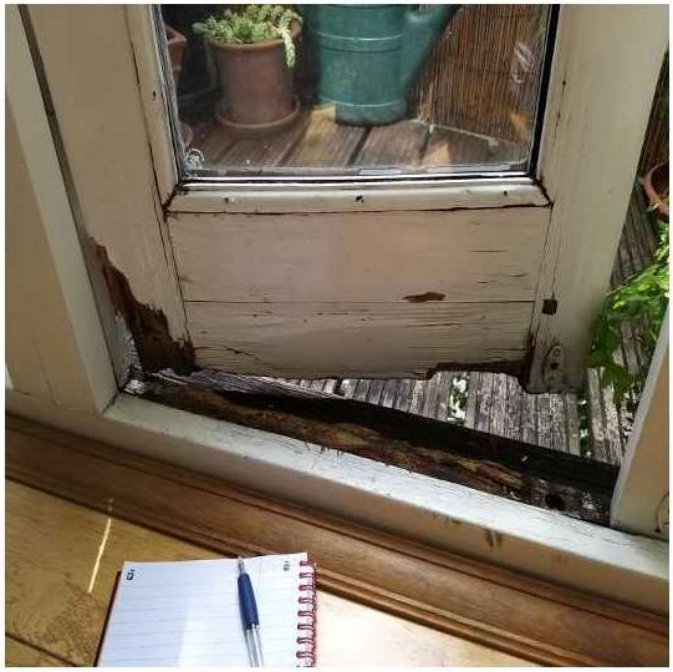
Photograph 03 – Flat A, Doors replaced with PVCU



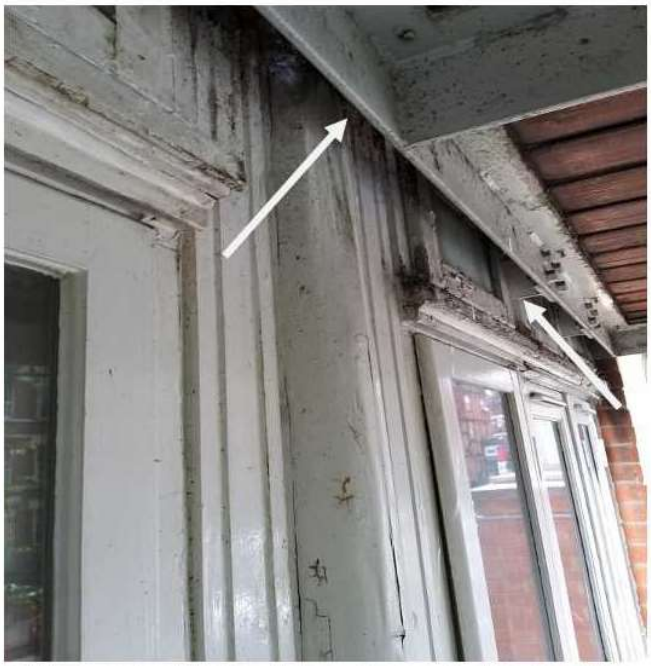
Photograph 04 – West Elevation (Side)



Photograph 05 – North Elevation (Rear)



Photograph 06 – Timber Balcony doors in disrepair



Photograph 07 – Timber Balcony doors in disrepair