

DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

IN SUPPORT OF THE PLANNING APPLICATION FOR REPLACEMENT WINDOWS

At:

39 HILLFIELD ROAD
LONDON,
NW6 1QD

For:



NOTTING HILL GENESIS
BRUCE KENDRICK HOUSE
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DOCUMENT VERIFICATION

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING
APPLICATION FOR REPLACEMENT
WINDOWS**

AT: **39 HILFIELD ROAD
LONDON
NW6 1QD**

FOR: **NOTTING HILL GENESIS**

FRANKHAM PROJECT NO.: **228021**

Signature:

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MRICS

Approved by: _____ **Sean Lawless BSc FRICS**

Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For planning	P01	23/02/2021	Mert Faizel	Brian Gallagher	Sean Lawless



CONTENTS

1.0	INTRODUCTION AND THE PROPERTY	4
2.0	REASONS FOR ALTERATIONS	4
3.0	LOCAL POLICIES AND DESIGN CONSIDERATIONS	5
4.0	SUMMARY	6

APPENDICES

- A. LIST OF SUBMITTED DRAWINGS**
- B. PHOTOS**



1.0 INTRODUCTION AND THE PROPERTY

- 1.1 39 Hillfield Road is a three-storey Mid Terraced Victorian property comprising of 3no. residential flats. The property is situated in the London Borough of Camden and was constructed around the 1900s.
- 1.2 The front elevation of the property is London Stock brickwork and stone cills. The rear elevations comprise of London stock also with an extension finished in London stock brickwork and a rear external metal staircase.
- 1.3 The existing front and rear elevation windows are single glazed timber sash and casement windows.
- 1.4 Notting Hill Genesis are proposing to replace all the existing windows to the front and rear elevations of 39 Hillfield Road. This design and access statement has been prepared in support of the planning application to replace these windows to the front.
- 1.5 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.
- 1.6 The proposed replacements are:
 - Double glazed Timber sliding sash windows to the front elevation.
 - Double glazed Timber casement windows to the rear elevation.
 - Double glazed Timber sliding sash windows to the rear elevation.
- 1.7 A full list of the submitted drawings and documents are provided in Appendix A.
 - 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 (National Planning Practice Guidance refers).

2.0 REASONS FOR ALTERATIONS

- 2.1 These alterations are proposed to:
 - Increase the comfort levels of the residents 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 have an obligation to maintain their housing stock. The installation of double glazing will hopefully reduce the fuel usage by the residents and help NHG to future proof their housing stock.
 - The timber windows are in a state of disrepair, which have proven difficult to maintain due to significant access restraints due to the cost of erecting scaffolding along with the window care treatment required on a regular basis.



3.0 LOCAL POLICIES AND DESIGN CONSIDERATIONS

- 3.1 A 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 several normal vantage points and judged for its materiality in relation to the building as a whole and not by reference to a part of the building taken in isolation. Typically, the replacement of existing 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.
- 3.2 Notwithstanding, we consider the proposed windows to be of a very similar design, opening function and dimensions to the existing providing a very close visual appearance to the existing that will be insignificant and go unnoticed when viewed in context
- 3.3 39 Hillfield Road is not located within or near to any Conservation Area and is not a Listed Building, making no change to the preceding points. The works would not impact the ‘setting’ of any heritage assets.
- 3.4 Camden Local Plan Policies CC1 Climate change mitigation and CC2 Adapting to climate change, support alterations to improve the energy performance, reduce carbon emissions and improve the adaptability and ‘life’ of existing buildings. Similarly, the adopted London Plan and the new draft London Plans increased emphasis on reducing ‘heat island effects’ and increasing adaption to climate change
- 3.5 Camden Council have produced non-statutory supplementary guidance including Planning Guidance 1 Design (updated 2018) of which Section 4 addresses external alterations, with the ‘key messages’ that “alterations should consider the character and design of the property and surroundings”, and that “windows, doors and materials should compliment the existing building”.
- 3.6 Guidance is principally directed to historic and period properties and setting and so strict application in this case is misplaced. Furthermore, the proposal is a carefully considered design response with specification and designs that again include double glazed units in frames that are entirely in character with the buildings, with plain design, dimensions, finishes and opening functioning of the existing, and opening sizes that are unchanged. Aesthetically the replacements it will virtually be indistinguishable from freshly maintained timber frames.
- 3.7 Paragraph 4.7 of the Guidance addresses the replacement of windows with the guidance that “Alterations should always consider the character and design of the property and surroundings...” noting that “a harmonious contrast with the existing may be appropriate... in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old”.
- 3.8 Double-glazed sliding sash timber windows to match existing are proposed to front elevations. Principal of the Camden Planning Guidance (January 2021) states that “The durability of materials should be considered as well as the visual attractiveness



of materials. For example, timber is the traditional material for doors and windows and will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact". The proposed will retain existing window proportions and traditional features as closely as possible.

4.0 SUMMARY

- 4.1 Notting Hill Genesis are proposing to replace the existing single glazed timber windows, timber windows with new thermally efficient windows 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 elevation will enhance the local character and restore symmetry with its neighbours. Careful consideration has been made to ensure the chosen Timber windows will not detract from the existing character of the property.



APPENDIX A

LIST OF SUBMITTED DRAWINGS



Rev

228021-FCG-ST-XX-DR-B-1000	Site Location & Block Plans	S4-P01
228021-FCG-SR-EL-DR-B-2205	Existing Elevations	S4-P01
228021-FCG-SR-EL-DR-B-2206	Proposed Elevations	S4-P01
228021-FCG-SR-DE-DR-B-2400	Existing Window Details	S4-P01
228021-FCG-SR-DE-DR-B-2401	Existing Window Details 2	S4-P01
228021-FCG-SR-DE-DR-B-2400	Proposed Window Details	S4-P01
228021-FCG-SR-DE-DR-B-2401	Proposed Window Details 2	S4-P01



APPENDIX B

PHOTOS



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05





Photo 06