

# DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

## IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOW REPLACEMENT

At:  
40 MESSINA AVENUE  
CAMDEN  
NW6 4LD

For:



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

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228021-FCG-XX-XX-RP-B-0421-S2-P01

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## DOCUMENT VERIFICATION

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

**AT:** **40 MESSINA AVENUE  
CAMDEN  
NW6 4LD**

**FOR:** **NOTTING HILL GENESIS**

**FRANKHAM PROJECT NO.:** **228021**

Signature:

Name:

**Prepared by:** \_\_\_\_\_ **Sophie Janman BA (Hons) Arch**

**Reviewed by:** \_\_\_\_\_ **John Murray BSc MRICS**

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

Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For planning	P01	25/02/2022	Sophie Janman	John Murray	Brian Gallagher



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## **1.0 INTRODUCTION AND THE PROPERTY**

- 1.1 40 Messina Avenue is a 3-storey terraced house situated off the busy high street on Kilburn High Road and opposite Kilburn Grange Park. It is in the borough of Camden.
- 1.2 Camden is a diverse and dynamic Borough with rich built and natural environments. The borough contains many neighbourhoods each with their own distinctive identity and characteristics. Its architectural heritage is vast, and the borough has many buildings and places of architectural or historic importance. Although 40 Messina is a characterful building it is not listed nor in a conservation area.
- 1.3 The property is of mainly red brick construction while the rear comprises of yellow stock. The property has an upstand at the front of the property that hides the pitched roof to the rear of the property. The opening of the windows are surrounded by a white painted stonework that the majority are in disrepair.
- 1.4 All the existing (Front and Rear) windows comprise timber single glazed, sliding sashes with various mullion styles. The property has three windows, two storey bays that utilise render and white painted timber frames to provide contrast against the brickwork. The upper portions of windows are sub-divided by glazing bars. The timber front door is still in good shape and not part of this application for replacements.
- 1.5 Rear uPVC window and double-glazed door have become a later addition and not part of this application for replacements (See Photo – 13)
- 1.6 Notting Hill Genesis are proposing to replace all the existing windows at 40 Messina to match existing material and style. This design and access statement has been prepared in support of planning application to replace these windows and door set.
- 1.7 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.
- 1.8 The proposed replacements are:
  - Double glazed timber sliding sash window to match existing styles/proportions
- 1.9 A full list of the submitted drawings and documents are provided in Appendix A.

## **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 new double glazing will hopefully reduce the fuel usage by the residents and help NHG to future proof their housing stock.

- The proposed replacements with low maintenance timber products will lead to an insignificant change in appearance but greatly improved living conditions for occupiers and reduced environmental impact and costs.

### **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 – (January 2021)
- 3.2 A planning application for the replacement of these windows are required as the property is a block of residential flats in the borough of Camden.
- 3.3 Double-glazed sliding sash timber windows to match existing are proposed to all 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.
- 3.4 This proposal will ensure that the character of the property is not comprised as a result of the change. The proposed double glazed sliding sash windows details have been provided as part of this application (see drawings 2400)
- 3.5 Principle 5.6 of the Design CPJ January 2021 states ‘Where individual elements of buildings are being replaced or upgraded as part of maintenance work, materials should be used that respect the character and architectural integrity of existing buildings. The use of like-for-like replacements will often be the most appropriate design response to ensure that the overall design quality and composition of an existing building... is not compromised’. Using like-for-for like traditional wood for the replacement in the windows does not detract from the local character of the building as well as the double glazing providing more thermal comfort for the residence.

### **4.0 SUMMARY**

- 4.1 Notting Hill Genesis are proposing to replace the existing aging single glazed timber sliding sash windows to double glazed 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 traditional timber windows on the front and rear elevation 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-P02
228021-FCG-MB-EL-DR-B-2200	Existing and Proposed Elevations	S4-P02
228021-FCG-MB-DE-DR-B-2400	Existing and Proposed Typical Window Details 1	S4-P02



# **APPENDIX B**

## **WINDOW DETAILS**



ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL  
OTHER PROJECT RELATED DRAWINGS, SPECIFICATIONS AND  
DOCUMENTS AS PART OF A SINGLE PROJECT PACKAGE.

ANY DISCREPANCY BETWEEN THIS DRAWING, OTHER DRAWINGS FORMING PART OF THIS CONTRACT, OR THE SPECIFICATION / BILLS OF QUANTITIES MUST BE CLARIFIED BEFORE COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS.

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## NOTES

02	25.02.22	SEJ	BG	JM	Issued for Planning
01	23.02.22	SEJ	BG	JM	Issued for Comment
Rev	Date	By	Chk	Apr	Comment

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Client:

AD Group

Project Title:

40 Messina Avenue, London  
NW6 4LD  
Window Replacement Works

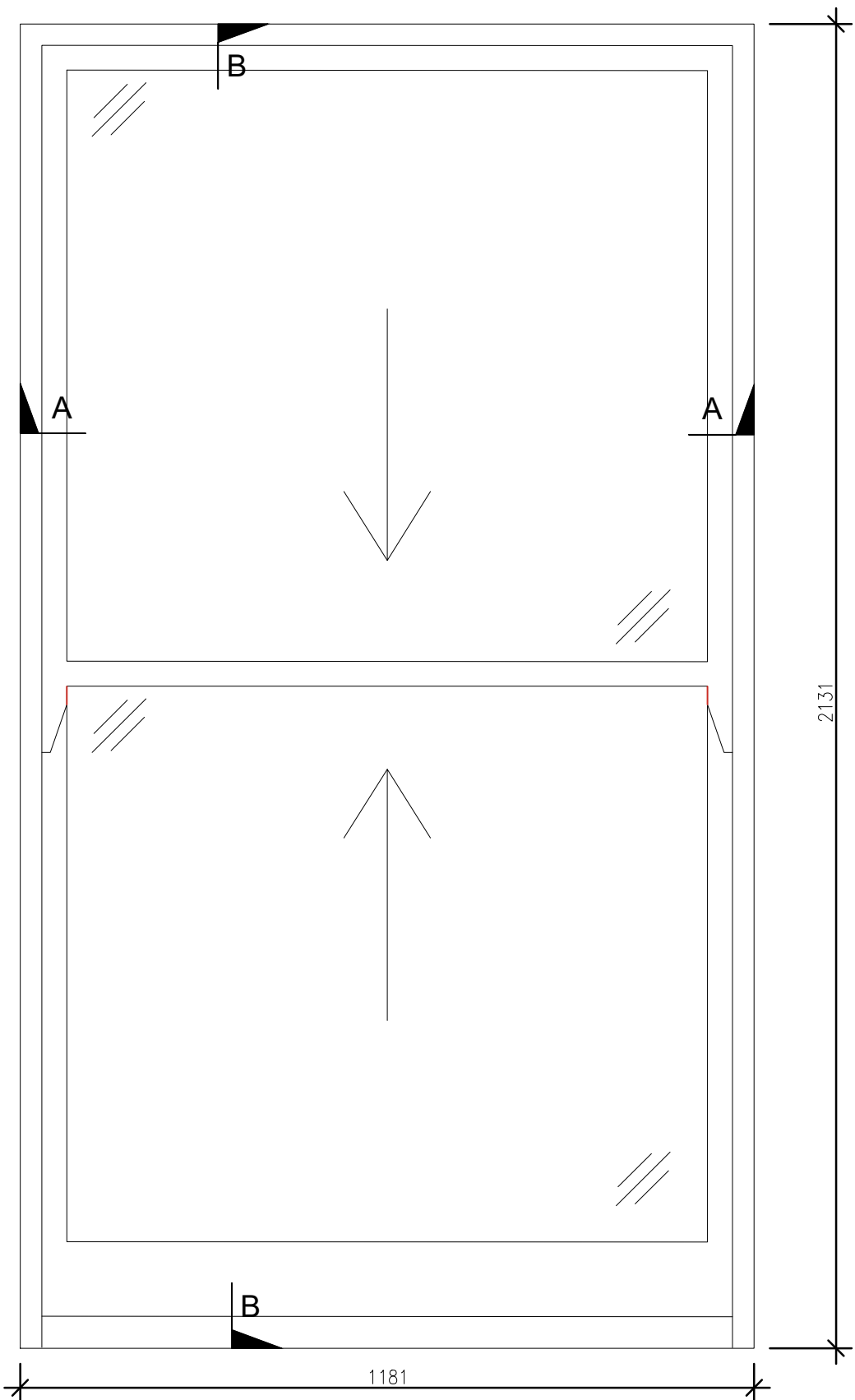
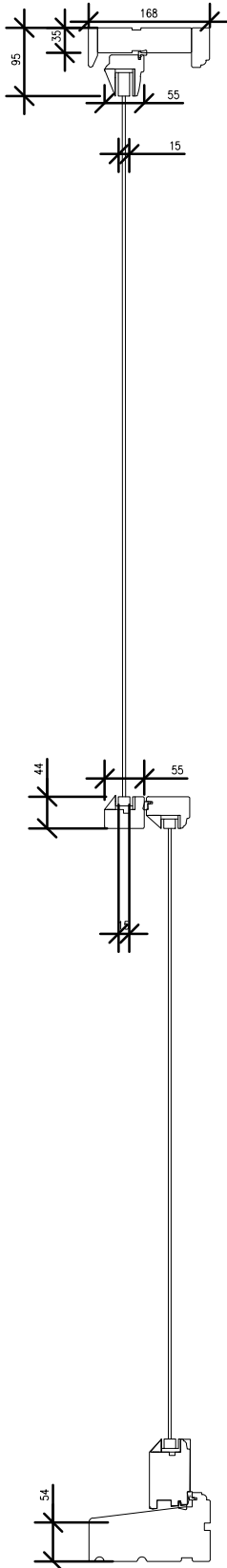
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## Existing and Proposed Window Details 1

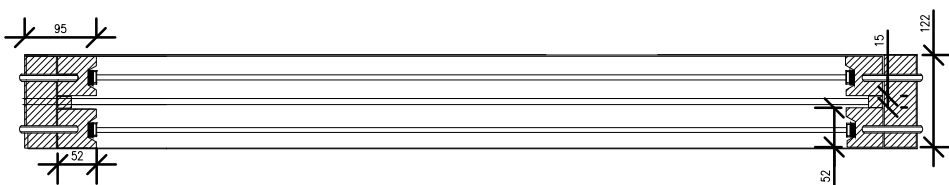
Status:

## PLANNING ISSUE

Drawn By: SEJ	Designed By: SEJ	Checked By: BG	Approved By: JM
Original Issue Date: 23/02/2022		Scale @ A2: 1:10	
Job No/ File Ref 228021		Originator FCG	Zone MB
Type DR		Discipline B	Level EL
Number 2400		Suitability S4	Revision P02

Elevation

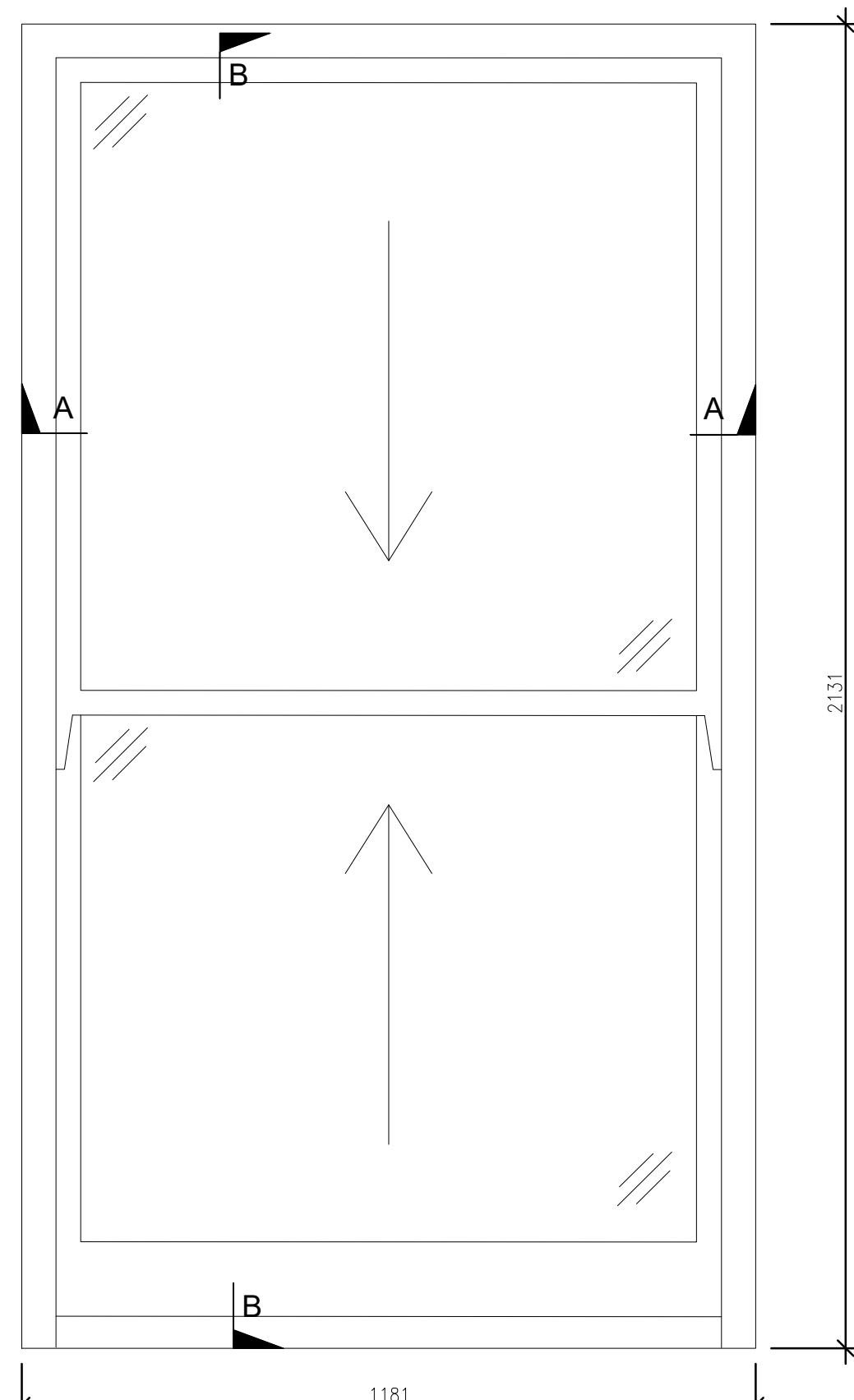
Detail B

Detail A

EXISTING TYPICAL SLIDING SASH SINGLE WINDOW DETAIL

Shown W02 (Refers to W01-W10, W10-W14 - sizes vary similar style)  
Scale @ 1:10

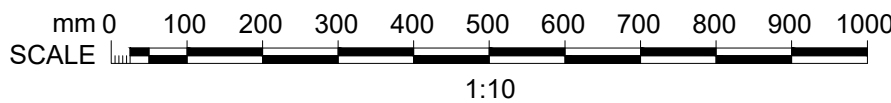
Scale @ 1:10

Elevation

Detail A

PROPOSED TYPICAL TIMBER SLIDING SASH DOUBLE WINDOW DETAIL

Shown W02 (Refers to W01–W10, W10–W14 – sizes vary similar style)





# **APPENDIX C**

## **PHOTOS**



Photo 01



Photo 02



Photo 03



Photo 04





Photo 05



Photo 06



Photo 07



Photo 08





Photo 09



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16