

DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOWS DOOR REPLACEMENT

At:
**8 SEAFORD ST.
CAMDEN
WC1H**

For:



NOTTING HILL GENESIS
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DOCUMENT VERIFICATION

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

AT: 8 SEAFORD STREET
CAMDEN
WC1H 8JH

FOR: NOTTING HILL GENESIS

FRANKHAM PROJECT NO.: 228021

Signature:

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Approved by: _____ **Brian Gallagher BSc (Hons) MRICS**

Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For planning	P01	27/04/2022	Sophie Janman	John Murray	Brian Gallagher



CONTENTS

1.0	INTRODUCTION AND THE PROPERTY	4
2.0	REASONS FOR ALTERATIONS	4
3.0	LOCAL POLICIES AND DESIGN CONSIDERATIONS ERROR! BOOKMARK NOT DEFINED.	
4.0	SUMMARY	6

APPENDICES

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



1.0 INTRODUCTION AND THE PROPERTY

- 1.1 8 Seaford Street is 5 story building. Its property contains 'Kilburn Nightingale Architects' to the Ground Floor with access from Harrison Street and residential access from Seaford Street for the upper floors. The property is not in a conservation area but sits between both Bloomsbury and Kings Cross St Pancras Conservation areas' and is located in the London Borough of Camden.
- 1.2 The property is a mixture of grey render to the Ground Floor, brown stock to the first through to third floor and yellow render to the top floor accommodation.
- 1.3 All the existing windows comprise of crittall single glazed top hung casement windows; timber single glazed sliding sashes; double glazed uPVC side hung windows and a mixture of crittall side-hung and top-hung casement windows.
- 1.4 Notting Hill Genesis are proposing to replace all the existing windows on the second and third floors of the front elevations to 8 Seaford Street to a double glazed vertical sliding-sash windows. This design and access statement has been prepared in support of planning application to replace these windows.
- 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:
 - New proposed timber double glazed vertical sliding sash slim-line windows
 - Replacement of existing Crittall windows to new proposed timber double glazed vertical sliding sash slim-line windows
- 1.7 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 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. Local policies and design considerations.



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)
 - The City Plan – 2021
 - PPG15 - 1994
- 3.2 A planning application for the replacement of these windows and rear door is required as the property contains residential flats.
- 3.3 Proposed new timber double-glazed sliding sash windows to match existing fenestrations/styles and replacement of the existing crittall single glazed windows in new timber double-glazed sliding sash windows instead of going back in Crittall. 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 the move away from Crittall windows will bring back traditional wood features as closely as possible and allow further symmetry across the facades.
- 3.4 These proposals will ensure that the character of the property is not comprised as a result of the change. The proposed timber double glazed sliding sash window details have been provided as part of this application (see drawings 2400-2402).
- 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 SUSTAINABLE DESIGN

- 4.1 8 Seaford Street is not a listed building nor in a conservation area but the proposed modifications to its windows will not impact the building in any structural change nor will it impact on the special character of the properties elements nor the streetscape. As NHG aim to replace the timber windows to match the existing style and proportions with minimal changes occurring, the double glazing in timber frames will further not impact the change of appearance to the property.
- 4.2 The City Plan 2019-2040 states specifically in section 38D sustainable design that the "development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change". The development will use high quality robust and as local or sustainably sourced materials such as using a supplier that is approved by the BWF (British Woodworking Federation) and using timber that has minimal high embodied carbon content. The materials will source using kite mark which is a sustainable form of wood reducing impacts on climate and harming the environment.
- 4.3 The proposed windows will help the sustainability by upgrading to double glazing it will reduce energy costs and therefore offset the amount spent on powering heating for water and convection within the property also using passive ventilation trickle vents so that not mechanical ventilation is needed contributing to the energy hierarchy as set out in the City Plan 2019-2040. These proposals will suffice Section 36 (energy) by carbon reduction, firstly creating more thermal efficiency within the property and by using sustainable sources of materials that use renewable sources of energy in manufacturing and supply their energy efficiently during manufacture of windows. The sections allow for 32B (urban greening) to be air quality neutral by providing thermally efficient window and still allowing passive flow of ventilation through trickle vents. 39 (Heritage – although not listed nor in a conservation area) is also sufficed by keeping the existing fenestration and character by sticking with the same profiled window dimensions but just upgrading the glazing and the source of timber material for manufacture.

4.0 SUMMARY

- 4.1 Notting Hill Genesis are proposing to replace the existing aging single glazed timber sliding sash windows with new thermally efficient windows that comply with the current building regulations.
- 4.2 The proposed windows set will match the existing fenestration, respect local character and use durable materials. The appearance of the new traditional timber windows on the front, side 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-P01
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-P01
228021-FCG-MB-DE-DR-B-2401	Existing and Proposed Typical Window Details 2	S4-P01
228021-FCG-MB-DE-DR-B-2402	Existing and Proposed Typical Window Details 3	S4-P01





APPENDIX B

PHOTOS



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05

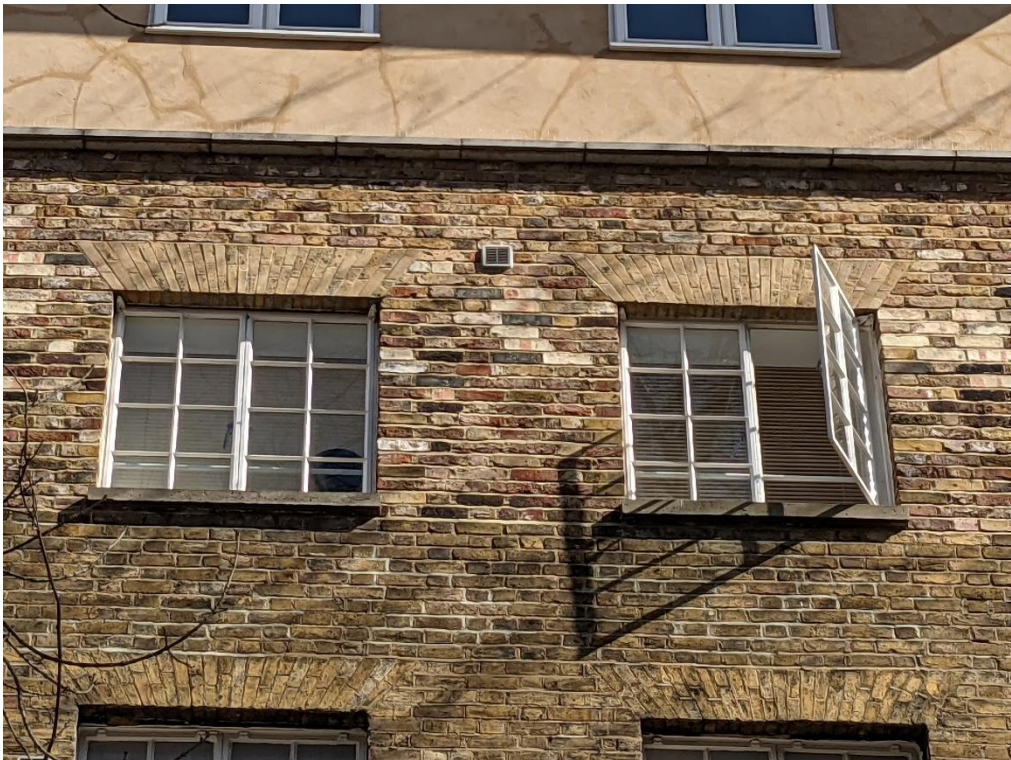


Photo 06



Photo 07



Photo 08