

DESIGN AND ACCESS STATEMENT & SUSTAINABLE DESIGN



FRANKHAM

IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOW REPLACEMENTS

At:
17 IVERSON ROAD
CAMDEN
NW6 2QT

For:



NOTTING HILL GENESIS
BRUCE KENDRICK HOUSE
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DOCUMENT VERIFICATION

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

**AT: 17 IVERSON ROAD
NW6 2QT**

FOR: NOTTING HILL GENESIS

FRANKHAM PROJECT NO.: 228021

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CONTENTS

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

APPENDICES

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



1.0 INTRODUCTION AND THE PROPERTY

- 1.1 17 Iverson Road is a four storey Mid Terraced Victorian converted into three flats. The property is situated in the London Borough of Camden.
- 1.2 The property is of brick construction with white render on the front elevation and brown stock brick to the rear and side elevations.
- 1.3 The existing windows are a mixture of original single glazed timber vertical sliding sash and new white double glazed Upvc top hung casement windows to the front elevation and a mixture of original single glazed timber vertical sliding-sash, single glazed top hung casement windows, double glazed uPVC top hung casement windows to the rear.
- 1.4 Notting Hill Genesis are proposing to replace all the existing timber and uPVC windows to 17 Iverson Road. This design and access statement has been prepared in support of the planning application to replace these windows and doors.
- 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 double-glazed timber sliding sash windows to match existing fenestration and styles.
 - Replacement of double-glazed uPVC top hung casement windows to new double glazed timber sliding sash windows to match existing fenestrations and styles of the existing single glazed sliding sash windows.

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 and need to be replaced.
 - The proposed replacements with double glazing 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)
 - 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.

New timber sliding sash double glazed windows are proposed to the front elevation and a mixture of new timber sliding sash double glazed window and new timber top hung casement windows to the side/rear elevations. Principle 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. Similarly to the new timber double glazed top panel door will be replaced as closely as possible.

- 3.3 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 windows details have been provided as part of this application (see drawings 2400).
- 3.4 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 both the windows and doors 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 17 Iverson is not a listed building nor in a conservation zone 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 the slim-line timber frames will further not impact the change of appearance to the property.
- 4.2 The architectural significance of the buildings along Plympton is that the uniform terraced houses on a narrow road create a pleasing streetscape. The replacement windows and front door do not require any demolition or alteration to the existing structure and fenestration to all elevations the only difference will be the glazing, but this will not be noticeable as the dimensions suffice the existing windows to match them using slimline glazing.
- 4.3 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.
- 4.4 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.

5.0 SUMMARY

- 5.1 Notting Hill Genesis are proposing to replace all existing single glazed windows and the uPVC double glazed windows with new thermally efficient windows that comply with the current building regulations.
- 5.2 The proposed windows will match the existing fenestration, respect local character and use durable materials. The appearance of the new timber windows and front door 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 frames 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 Detail 1	S4-P01
228021-FCG-MB-DE-DR-B-2401	Existing and Proposed Typical Window Detail 2	S4-P01
228021-FCG-MB-DE-DR-B-2402	Existing and Proposed Typical Window Detail 3	S4-P01
228021-FCG-MB-DE-DR-B-2403	Existing and Proposed Typical Window Detail 4	S4-P01





APPENDIX B

PHOTOS



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08

A photograph of a blue front door with two vertical glass panels, set within a portico supported by two large white columns. A green bin is on the steps to the left, and a metal handrail is on the right.

Page C/6
APRIL 2022



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19