

DESIGN AND ACCESS STATEMENT AND SUSTAINABLE DESIGN

IN SUPPORT OF THE
PLANNING APPLICATION FOR
WINDOW AND SIDE DOOR
REPLACEMENTS

At:
2 SHOOT UP HILL
CAMDEN, NW2 3QN

For:



NOTTING HILL GENESIS
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Issue Date:
April 2022

File Reference:
228021-FCG-XX-XX-RP-B-0440-S2-P01

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DOCUMENT VERIFICATION

DESIGN AND ACCESS STATEMENT & SUSTAINABLE DESIGN IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOW AND SIDE DOOR REPLACEMENTS

AT: 2 SHOOT UP HILL, CAMDEN
NW2 3QN

FOR: NOTTING HILL GENESIS

FRANKHAM PROJECT NO.: 228021

Signature:

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Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For planning	P01	14/04/2022	Sophie Janman	John Murray	Brian Gallagher



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1.0 INTRODUCTION AND THE PROPERTY

- 1.1 2 Shoot-up Hill is a four storey semi-detached Victorian property converted into four flats. The property is situated in the London Borough of Camden, its not listed nor in a conservation area. The property is located on a busy A5 road has the Jubilee line running across the street.
- 1.2 The property is of brick construction set in brown stock brick to the front and a rear with a mixture of white decorative stone and render above the window features.
- 1.3 The existing windows are a mixture of timber vertical sliding sash to the front elevation and timber vertical sliding-sash windows to the rear.
- 1.4 Notting Hill Genesis are proposing to replace all the existing timber windows to 2 Shoot-up Hill. 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 vertical sliding sash windows to match existing fenestration and styles.
 - New double-glazed timber top-hung windows to match existing fenestrations and styles
 - New double-glazed timber side-hung windows to match existing fenestrations and styles

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.
 - Decrease in noise pollution from the busy road and adjacent jubilee line.
 - 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.
 - 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 door are required as the property consists of residential flats.
- 3.3 New timber double glazed vertical sliding sash windows, new timber double glazed top hung casement windows, new timber double glazed side hung windows are proposed to all elevations to match existing styles and fenestrations. 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 These proposals will ensure that the character of the property is not comprised as a result of the change. The proposed timber slim line 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 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 A Planning permission is needed for any alterations that “materially affect the external appearance of the building” ; 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 by reference to a part of the building taken. 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 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.
- 4.3 2 Shoot-up Hill is not located in a Conservation area nor a Listed Building, making no change to the preceding points. The works would not impact the ‘setting’ of any heritage assets.
- 4.4 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.
- 4.5 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.
- 4.6 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 indistinguishable from freshly maintained timber frames.



- 4.7 Paragraph 4.7 of the Guidance addresses the replacement of windows with the guidance that "Alterations should always take into account 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".
- 4.8 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 the property is 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 the existing single glazed timber sliding-sash windows with new timber double glazed thermally efficient windows that comply with the current building regulations.
- 5.2 The proposed timber double glazed windows will match the existing fenestration, respect local character and use durable materials. The appearance of the new timber windows and new timber door to the side 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





APPENDIX B

PHOTOS



Photo 01



Photo 02

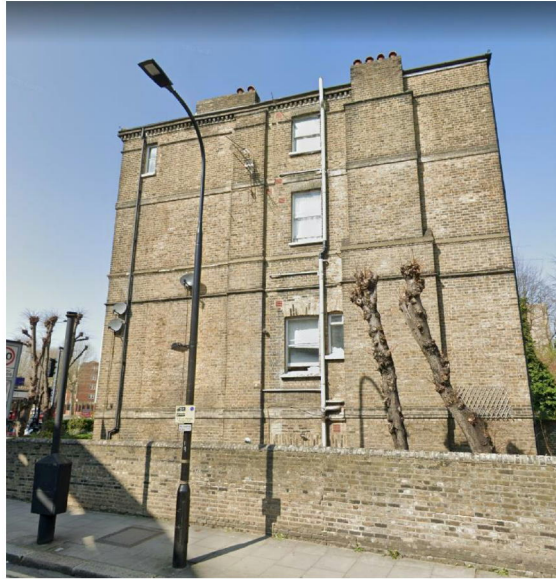


Photo 03



Photo 04