

# DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

## IN SUPPORT OF THE PLANNING APPLICATION FOR REPLACEMENT WINDOWS

At:  
**78 MAYGROVE ROAD**  
**LONDON,**  
**NW6 2ED**

For:



NOTTING HILL GENESIS  
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## DOCUMENT VERIFICATION

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

**AT:** **78 MAYGROVE ROAD  
LONDON  
NW6 2ED**

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

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

**Signature:**

**Name:**

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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	24/02/2022	Mert Faizel	Brian Gallagher	Sean Lawless
For planning	P02	31/05/2022	Regan Kelly	Brian Gallagher	Sean Lawless



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## **1.0 INTRODUCTION AND THE PROPERTY**

- 1.1 78 Maygrove Road is a three-storey Mid Terraced Victorian property comprising of 2no. 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.
- 1.3 The existing front and rear elevation windows are single glazed timber casement windows.
- 1.4 Notting Hill Genesis are proposing to replace all the existing windows to all elevations only of 78 Maygrove 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:
  - Slimline double glazed Timber sliding sash windows to the front and rear elevations.
- 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 78 Maygrove 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 Slimline double-glazed sliding sash timber windows to match existing are proposed to front, rear and side 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 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 Slimline 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 & Proposed Window Details	S4-P01





# **APPENDIX B**

## **PHOTOS**



Photo 01



Photo 02





Photo 03



Photo 04



Photo 05

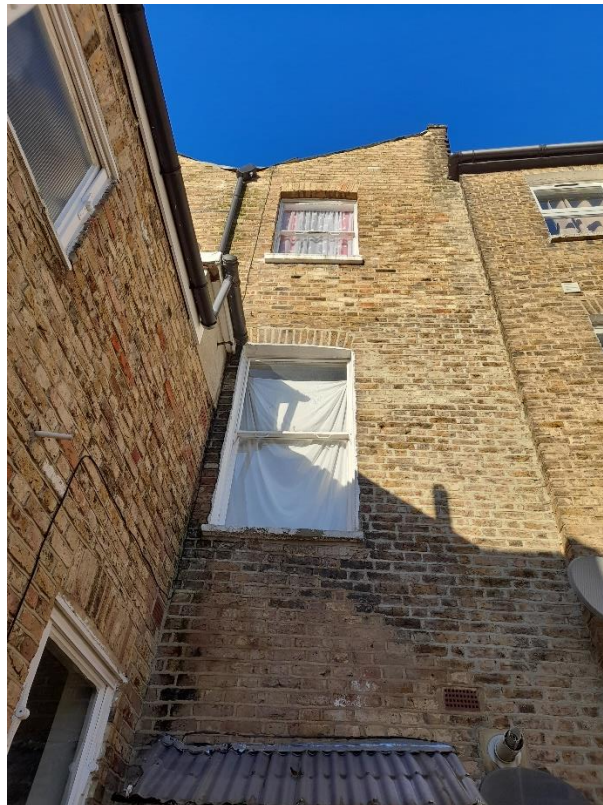


Photo 06