

# DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

## IN SUPPORT OF THE PLANNING APPLICATION FOR WINDOWS AND REAR DOOR REPLACEMENT

At:

37, 37A & 37B  
GLENLOCH ROAD  
CAMDEN  
NW3 4DJ

For:



NOTTING HILL GENESIS  
BRUCE KENDRICK HOUSE

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BRINGING IDEAS TO LIFE



**DOCUMENT VERIFICATION**

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

**AT:** 37, 37A & 37B GLENLOCH ROAD  
CAMDEN  
NW3 4DJ  
**FOR:** NOTTING HILL GENESIS  
**FRANKHAM PROJECT NO.:** 228021

Signature:

Name:

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**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	03/02/2022	Sophie Janman	John Murray	Brian Gallagher



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## **1.0 INTRODUCTION AND THE PROPERTY**

- 1.1 37 Glenloch Road is a 2-storey Edwardian terraced converted house situated at the end of Glenloch Road and midway on Glenilla Road; split over 3 flats, 37, 37A and 37B. The property is situated in the conservation area (Sub Area Four) of Belsize in the London Borough of Camden.
- 1.2 "Glenilla Road is less consistent in character having a variety of buildings of different ages, materials, styles and heights along its southern side". (Belsize – Page 26)
- 1.3 The property is of mainly red brick construction while the rear comprises of yellow stock and a later modest single storey extension. The property has decorative features between floors and an attic storey within a slate-faced mansard.
- 1.4 All the existing windows comprise timber single glazed, sliding sashes with either a curved or straight top frames. The property has three windows, two storey bays and dormers and utilise render and white painted timber frames to provide contrast. The upper portions of windows are sub-divided by glazing bars. The front door still has stained glass of Art Nouveau design that is not part of this application.
- 1.5 Rear timber French doors are single glazed, with a set of bottom casement windows and a top hung casement window (See Photo – 24)
- 1.6 Notting Hill Genesis are proposing to replace all the existing windows and rear French door set to 37 Glenloch Road 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 slim-line window of varying sizes/styles
  - Double glazed timber French door set
- 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)
  - Belsize Conservation Area Statement (2003)
- 3.2 A planning application for the replacement of these windows and doors are required as the property is a block of residential flats in a Conservation Area and the property is Listed and as such 'The council has greater control over building work in conservation areas' (Design CPG 2021)
- 3.3 Double-glazed sliding sash timber windows to match existing are proposed to all 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 later addition of the new double-glazed French door set.
- 3.4 The rear French door set is a newer addition to the property, similarly to the sliding sash windows, they will be replaced to match existing and not to deter character away from the building.
- 3.5 These proposals 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 and door set details have been provided as part of this application (see drawings 2400-2405).
- 3.6 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 SUMMARY**

- 4.1 Notting Hill Genesis are proposing to replace the existing aging single glazed timber sliding sash windows and single glaze French door set to double glazed timber windows with new thermally efficient windows that comply with the current building regulations.
- 4.2 The proposed windows and French door 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 and rear elevation; and the new traditional French timber door set 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-P02
228021-FCG-MB-DE-DR-B-2401	Existing and Proposed Typical Window Details 2	S4-P02
228021-FCG-MB-DE-DR-B-2402	Existing and Proposed Typical Window Details 3	S4-P02
228021-FCG-MB-DE-DR-B-2403	Existing and Proposed Typical Window Details 4	S4-P02
228021-FCG-MB-DE-DR-B-2404	Existing Door Details	S4-P01
228021-FCG-MB-DE-DR-B-2405	Proposed Door Details	S4-P01



## **APPENDIX B**

# **WINDOW DETAILS**





# **APPENDIX C**

## **PHOTOS**



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10

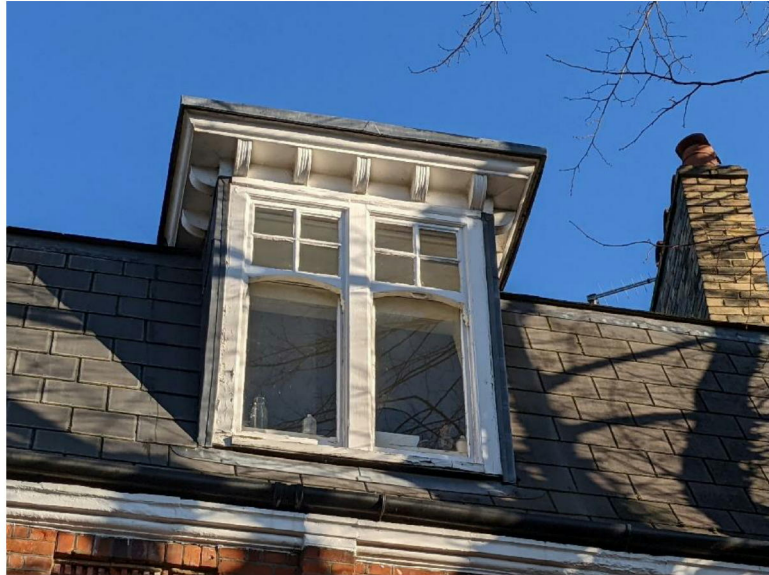


Photo 11



Photo 12



Photo 13



Photo 14



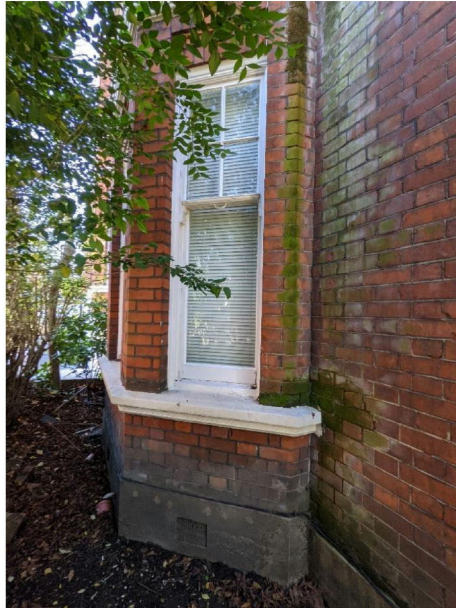


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26