



FRANKHAM

DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING APPLICATION

REPLACEMENT OF EXISTING WINDOWS & REAR DOOR

AT:

81 HOLMEWOOD GARDENS
BRIXTON HILL
LONDON
SW2 3NB

For:

NOTTING HILL GENESIS
BRUCE KENDRICK HOUSE
2 KILLICK STREET
LONDON
N1 9FL

Prepared by:

Frankham Consultancy Group Limited
Irene House
Five Arches Business Park
Maidstone Road
Sidcup
Kent DA14 5AE

Telephone: 020 8309 7777

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DOCUMENT VERIFICATION

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FOR: REPLACEMENT OF EXISITNG WINDOWS & REAR DOOR

ON: 81 HOLMEWOOD GARDENS
BRIXTON HILL
LONDON
SW2 3NB

FOR: NOTTING HILL GENESIS

FRANKHAM PROJECT NO.: 227910

Signature:

Name:

Prepared by: _____ **Mert Faizel BA (Hons) Arch**

Reviewed by: _____ **Naved Aboobakar BSc (Hons)**

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

Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For Planning	PO1	10/05/2021	Mert Faizel	Naved Aboobakar	Brian Gallagher



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1.0 INTRODUCTION AND PROPERTY APPEARANCE

1.1 Notting Hill Genesis are proposing to undertake the following works to 81 Holmewood Gardens, Brixton Hill, London SW2 3NB:

- Replacement of all existing windows to timber double glazed sliding vertical sashes & casements, to front and rear elevations. Rear entrance timber door to be replaced to match existing.

This design and access statement has been prepared in support of these works.

1.2 81 Holmewood Gardens, Brixton Hill, London SW2 3NB consists of a two storey End terraced residential property, consisting of 2no. Flats. These are owned and managed by Notting Hill Genesis. The property is situated in Brixton, in London under Lambeth Borough Council and was constructed circa 1900.

1.3 The property is not located in a conservation area or around any listed buildings. The building is a end-terraced property, surround by similar dwellings.

1.4 There are no changes proposed to the:

- Amount of housing
- Scale
- Landscaping
- Use or access to the buildings.

This design and access statement therefore address the appearance, design and some contextual planning requirements/policies.

2.0 REASONS FOR THE ALTERATIONS

2.1 These alterations are proposed to:

- Enhance and uplift the appearance and lifespan of the residential dwellings by adding new timber double glazed sliding vertical sashes & casement windows, also renewing the rear entrance door.
- As a social landlord, Notting Hill Genesis have an obligation to maintain their housing stock. These works will help to future proof their housing stock.
- To increase the comfort levels, reduce heat loss and energy use of the residents, to become more carbon footprint friendly.
- Installing window fittings that will include the use of trickle vents, enabling background ventilation in each flat. The design of these windows will comply with the latest version of the Building Regulations.
- The existing timber windows are exhibiting signs of deterioration, to eliminate the need for cyclical decorations and repeated disturbance to the residents. The new timber casement windows will provide a low maintenance & long-life solution lasting up to 35 years or more.

3.0 LOCAL PLANNING POLICIES AND DESIGN CONSIDERATIONS

3.1 The following planning policies/documents have been considered as part of this application:

3.2

- Lambeth Borough Council- The Lambeth Local Plan 2015 (Adopted on 23 September 2015).
- Lambeth Borough Council- Building Alterations and Extensions Supplementary Planning Document (Adopted on 23 September 2015).
- Lambeth Borough Council- Lambeth Development Viability SPD was (Adopted on 2nd October 2017).

3.3 The fenestration of the new windows will match the existing.

4.0 ACCESS

4.1 The proposal does not materially affect the access or Accessibility arrangements to the building.

5.0 SUMMARY

5.1 Notting Hill Genesis are proposing to replace the existing windows with new double glazed sliding vertical sashes and casement windows that will comply with the current Building Regulations. The windows will not alter the appearance of the property or harm the character of any neighbouring dwellings.

5.2 To replace the existing timber rear door to match existing.

5.3 Access to site, including in and around the dwellings will remain unchanged.

5.4 The following drawings have been submitted as part of this application:

- 227910-FCG-ST-XX-DR-B-1000-S4-P01 Site Location and Block Plans
- 227910-FCG-MB-EL-DR-B-2200-S4-P01 Existing & Proposed Window Works
- 227910-FCG-MB-DE-DR-B-2400-S4-P01 Existing Window Detail
- 227910-FCG-MB-DE-DR-B-2401-S4-P01 Proposed Window Replacement Detail



APPENDIX A

PHOTOGRAPHS



Photograph 01



Photograph 02



Photograph 03



Photograph 04



Photograph 05



Photograph 06



Photograph 07



Photograph 08



Photograph 09



Photograph 10



Photograph 11