

HERITAGE STATEMENT



FRANKHAM

81 HOLMEWOOD GARDENS
BRIXTON HILL
LONDON
SW2 3NB

For:



NOTTING HILL GENESIS
BRUCE KENDRICK HOUSE
2 KILLICK STREET
LONDON

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DOCUMENT VERIFICATION

DESIGN AND ACCESS STATEMENT IN SUPPORT PLANNING APPLICATION

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:

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Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For Planning	PO1	11/06/2021	Mert Faizel	Naved Aboobakar	Brian Gallagher

INTRODUCTION AND HERITAGE STATEMENT

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 heritage statement has been prepared in support of the planning application to replace the windows and taken into consideration the rush common policy and guidance notes.

There are no changes proposed to the: Amount of housing, the Layout, Scale, Use or Access to the buildings; therefore, this Heritage Statement addresses Appearance and some contextual planning requirements/policies only (National Planning Practice Guidance refers).

The proposed new windows will match the planning regulation and provide a low maintenance solution, helping NHG to fulfil their commitments to the residents, neighbours and leaseholders. The proposed windows will be of a similar matching visual appearance to the existing windows.

The proposed windows and door will be of a similar matching visual appearance to the existing windows and door. The installation will address and comply with the following documents:

- Brixton SPD - (June 2013)
- Lambeth SPD - (September 2015)

The Government has attached great importance to design as set out in Section 7 of the National Planning Policy Framework (NPPF), 2012. Para. 58 states: 'Planning policies and decisions should aim to ensure that developments ... respond to local character and historic, and reflect local identity of surroundings and materials, while not preventing or discouraging appropriate innovation.' Para. 60 states: 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.'

It is especially important that the new windows match the originals that they replace where the building is part of a terrace or group which shares common window detailing. Similarly, the windows of individual flats are often identical to those within the whole building to give unity of design.

As referenced in Lambeth SPD 2015 Section 2.7 states that any replacement windows or doors should replicate the appearance detailing an opening style as close to the original as possible.

Holmewood Gardens has a consistent appearance in building style as they are all constructed in the same era along its length. The majority are from that period and all keep a consistent style.