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Planning Portal Reference: PP-12683964

Dear Sir / Madam

BROOK HOUSE, 113 PARK LANE, LONDON, W1K 7AJ

SUSTAINABILITY DESIGN DOCUMENT

This sustainability design document has been prepared in support of a planning application (24/00018/FUL) for the following development at Brook House, 113 Park Lane, London, W1K 7AJ:

Replacement of 1st floor timber windows and glazed screens with high performance timber windows.

This statement summarises the options explored to ensure the property does not contribute to any increase in operational carbon output and further minimises the requirements for energy use in relation to the relevant sustainability policies set out below.

Background

The application site comprises a 12 storey, including 3 storey basement, contemporary residential building. The site is located on the eastern section of Park Lane, the main façade of the building faces Park Lane, positioned between Wood's Mews and Upper Brook Street.



Figure 1 – 113 Park Lane

The building dates to the 1990's, constructed of red brick and stone with various window forms including bay windows, punched hole, continuous screens and shop front windows positioned at ground floor. The existing windows, doors and glazed screens are predominantly timber in construction, although at ground, 7th and 8th floor windows are aluminium in construction.

The existing timber windows at first floor level are coming to the end of their useable life. Refurbishment of the windows has been considered but because of the poor thermal performance of the current windows, the option to replace them with better performing windows has been taken. This will improve the energy performance of the building.

According to Westminster City Council's Proposals Map, the following designations apply to the site:

- Archaeological Priority Areas: Great Estates;
- Central Activities Zone.

The site is located within the Mayfair Conservation Area.

The property is not listed. To the rear of the site, properties 18-26 and 35-38 Upper Brook Street are Grade II listed buildings.

Planning History

The site has an extensive list of planning applications, below are the applications of relevance to the proposal

| Reference | Proposal | Decision | Date |
|---------------|--|-----------|-------------------|
| 90/00341/FULL | BROOK HOUSE (PRIOR TO REDV.) 111-115 PARK LANE LO - REDEVELOPMENT FOR BUILDING OF GROUND & EIGHT UPPER STOREYS TO CONTAIN BANKING/OFFICES TO 1ST FLOOR, 17 FLATS, 39 CAR- PARKING SPACES IN BASEMENT (REVISED) | Permitted | Thu 20 Sep 1990 |
| 92/05666/FULL | BROOK HOUSE (PRIOR TO REDV.) 111-115 PARK LANE LO - AMENDED SCHEME OF REDEVELOPMENT FOR FLATS, OFFICES, A1/A2 & PARKING: BULK & ELEVATIONS AMENDED, SOME MINOR CHANGES TO INTERNAL LAYOUTS | Permitted | Thu 25 March 1993 |
| 94/06479/FULL | BROOK HOUSE (PRIOR TO REDV.) 111-115 PARK LANE LO - ALTERATIONS TO ELEVATIONS & ROOF PAVILLIONS OF SCHEME APPROVED 8/10/93 & NOW IN COURSE OF CONSTRUCTION. | Permitted | Thu 15 Dec 1994 |
| 98/07587/FULL | BROOK HOUSE (PRIOR TO REDV.) 111-115 PARK LANE LO - ERECTION OF GLAZED CANOPIES AT FIFTH FLOOR LEVEL TO WOODS MEWS & UPPER BROOK STREET ELEVATIONS. | Permitted | Tue 08 Dec 1998 |
| 16/08260/FULL | Installation of replacement windows at ground floor level on Park Lane, Upper Brook Street and Woods Mews elevations. | Permitted | Tue 18 Oct 2016 |

Proposal

The proposal relates to the *replacement of 1st floor timber windows and glazed screen with high performance timber windows.*

As existing, the windows are double glazed, set in a non-thermally broken timber frame. A window film has been in place throughout and over time small bubbles have formed and parts have become delaminated.

The proposal will remove the existing timber windows and glazed screens and replace the windows with high performance timber windows. The proposed removal of the windows will be done internally. Where the internal components of the building are connected to the window frames, minor demolition works to the internal finishes will need to take place to free the frames.

The proposed alterations will have no visual effect to the building itself. The window alignment will remain consistent with existing. The height and width of each window will not be altered. Access will not be altered.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications and appeals be determined in accordance with the development plan for an area unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).

Relevant Documents:

- City Plan 2019-2040 (April 2021);
- Environmental SPD (2022).

Planning Considerations

The original granted application, 92/05666/FULL, highlights in condition 11 and 12:

Condition 11 – Samples of the facing materials including glazing to be used in the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on site.

The development shall not be carried out otherwise than in accordance with the details thus approved. C26b.

Condition 12 - Detailed drawings of the following items to be used in the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the relevant part of the development.

Commemorative plaque for the Mountbattens.

Details (profile, sections etc) of all decorative details, cornice, columns, metalwork, recessed terrazzo details, canopy.

Details (profile, sections etc) of new windows, depth of window reveals, shopfronts, glazed roof over car drop-off point.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. C26d.

City Plan Policy 34B *Green Infrastructure*, the council require, wherever possible, contributions to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme. The

It is worth noting that the proposal only relates to the:

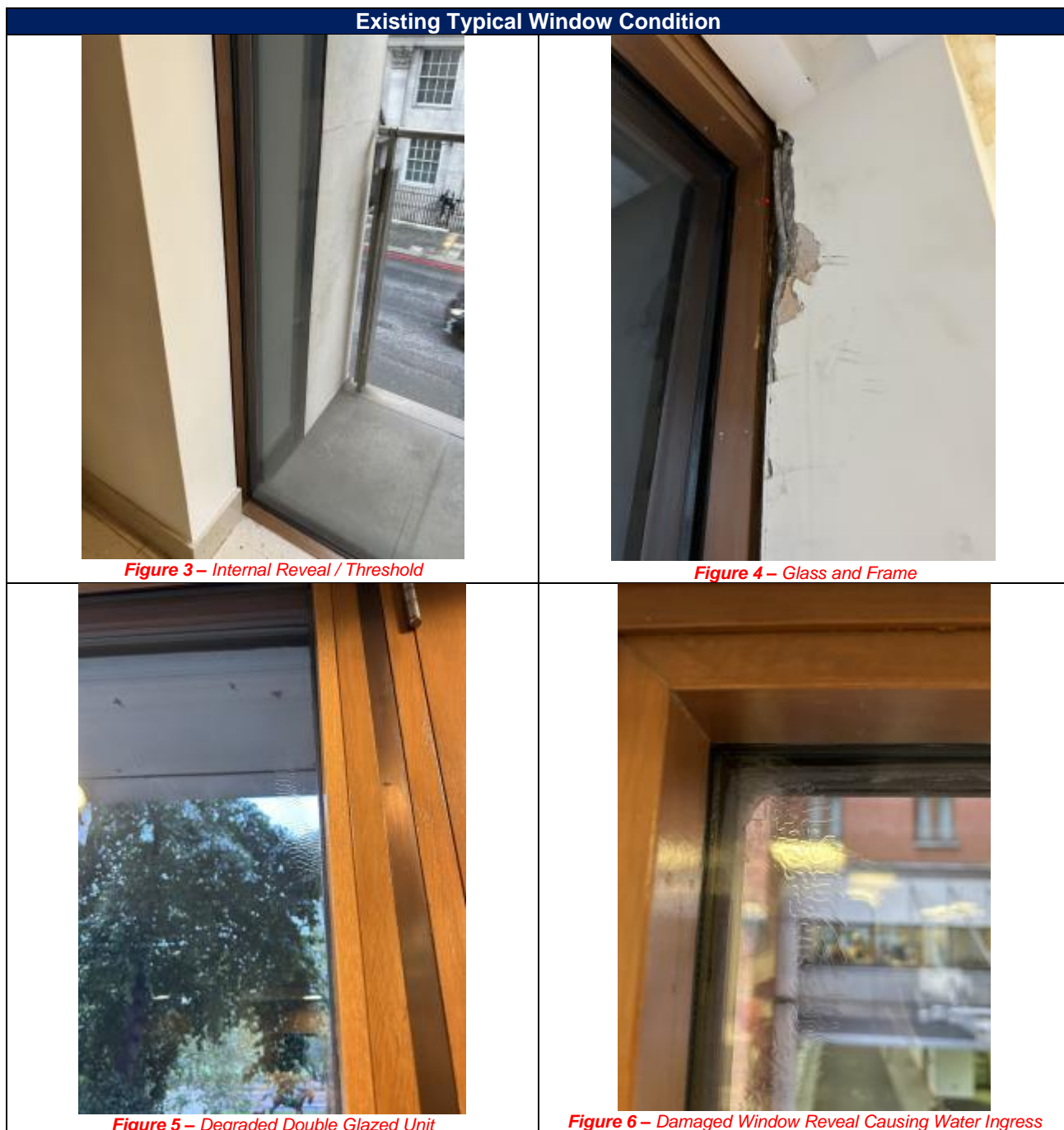
Replacement of 1st floor timber windows and glazed screens with high performance timber windows.

The proposal solely relates to the replacement of windows and glazed screens at first floor. The proposal does not propose any development in line with S55 *Meaning of "Development" and "New Development"* TCPA 1990, of which the policy would be applied to. In line with the Environmental SPD (2022) the proposal does not relate to the contribution of trees, green walls, green roofs, rain gardens or other green features, as all works relate to the enhancing of energy performance through the replacement of existing windows.

City Plan Policy 36 *Energy*, the council expects all development to reduce on site energy demand.

The proposal has been assessed in line with the Conservation of Fuel and Power Approved Document Building Regulations 2010 Part L document (as updated in 2021). As existing the timber windows have a current U-

Value performance of 3.0 W/m²k output, which was in line with the building regulations in force at the time. The new windows will be required to have at least a U-Value of 1.6 W/m²k. This improvement in U-Value will in turn improve the energy efficiency of the building and reduce heat loss.



City Plan Policy 38 *Design Principles* Part D states, development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design, including:

| | |
|--|---|
| 1. use of high-quality durable materials and detail; | As existing the double glazed windows and screens at 1st floor are timber in construction. The proposal will remove the existing timber windows and replace them with high performing double glazed timber windows. |
| 2. providing flexible, high quality floorspace; | The proposal does not relate to any internal configuration alterations. |
| 3. optimising resource and water efficiency; | <p>In line with the Conservation of Fuel and Power Approved Document Building Regulations 2010 Part L document (as updated in 2021).</p> <p>As existing the timber windows have a current U-Value performance of 3.0 W/m²k output.</p> <p>The new windows will be required to have at least a U-Value of 1.6 W/m²k.</p> <p>This improvement in U-Value will in turn improve the energy efficiency of the building and reduce heat loss.</p> |
| 4. enabling the incorporation of, or connection to, future services or facilities; and | The proposal does not relate to the incorporation of, or connection to, future services or facilities. |
| 5. minimising the need for plant and machinery. | The proposal does not relate to the installation of new plant or machinery. |

City Plan Policy 39 *Westminster's Heritage*, the council require development to preserve or enhance the character and appearance of the boroughs conservation areas.

The proposal will be in keeping with the existing building. The replacement of the 1st floor timber windows with high performance double glazed windows, which are a best match with the appearance of the existing windows, will mean the existing aesthetic of the building is maintained.

Conservation Areas

K / L - The site falls within the Mayfair Conservation Area. Within the Conservation Area Appraisal, the site is not noted for being a positive contributor, nor is the site listed. The proposal will conserve the character and appearance of the conservation area, this is achieved as the alterations will have no visual effect to the building itself. The window alignment will remain consistent with existing. The height and width of each window will not be altered.

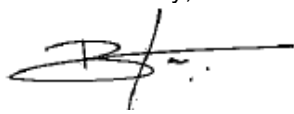
M - The site will remain in its existing use, function, character and appearance.

Overall, the proposals are considered to comply with planning policy.

I trust that the information provided in this statement is sufficient to recommend the application for approval.

However, should you require further information, please do not hesitate to contact.

Yours sincerely,



Bill Taylor