



FRANKHAM

**DESIGN AND ACCESS
STATEMENT AND
HERITAGE
STATEMENT**

**IN SUPPORT OF THE
PLANNING APPLICATION
FOR REPLACEMENT
WINDOWS**

At

**109-117 LONGCROFT
LANE (INCLUSIVE 14
ROOKS CLOSE), WELWYN
GARDEN CITY,
HERTFORDSHIRE,
AL8 6EL**

For

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**NOTTING HILL
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DOCUMENT VERIFICATION:

DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF THE PLANNING APPLICATION FOR
REPLACEMENT WINDOWS**

AT: **109-117 LONGCROFT LANE (INCLUSIVE 14 ROOKS
CLOSE), WELWYN GARDEN CITY, HERTFORDSHIRE,
AL8 6EL**

FOR: **NOTTING HILL GENESIS**

FRANKHAM PROJECT NO.: **227727**

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Signature:

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1.0 INTRODUCTION

- 1.1 Notting Hill Genesis (NHG) are proposing to replace the existing double-glazed timber top hung casement windows to the block of flats that incorporate 14 Rooks Close and 109-117 Longcroft Lane, Welwyn Garden City, Hertfordshire, AL8 6EL. This design and access statement has been prepared in support of the planning application to replace these windows, in addition, works will also include the overlaid of fascias with uPVC, renew garden gate, and rotten sections of bullnose timber to porches.
- 1.2 The windows are to be replaced with double glazed uPVC windows to match the existing styles of the existing timber units. A full list of the submitted drawings are provided in Appendix A.
- 1.3 There are no changes proposed to the:
 - Amount of housing
 - Layout
 - Scale
 - Landscaping
 - Use or access to the buildings.

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

2.0 THE PROPERTY AND APPEARANCE OF SURROUNDING AREAS

- 2.1 109-117 Longcroft Lane (inclusive of 14 Rooks Close) is a two-storey purpose-built block of flats, thought to have been constructed in the 1990s. The surrounding properties are of a similar age and style, houses on the local Rooks Hill are thought to have been constructed in 1930's and further up north up Longcroft Lane there are 1960's rendered properties.
- 2.2 The property is in the Welwyn Hatfield Borough Council. The property is located within the Welwyn Garden City Town Centre and Residential Areas to the West Conservation Area. The existing windows and areas of timberwork are in a state of disrepair.
- 2.3 The property is of red brick construction with a hipped pan tiled roof, which has a gabled feature to the front and rear elevations. To the front elevation (west facing) on the ground floor there are four entrance doors and three bay windows (each consists of 3 timber top hung casement window). There is a further entrance door on both flank walls. As a block, the property is detached.

3.0 REASONS FOR THE ALTERATIONS

- 3.1 These alterations are proposed to:
 - As social landlord, NHG have an obligation to maintain their housing stock. The installation of uPVC double glazing will reduce the fuel usage by the residents and help NHG to future proof their housing stock.
 - The uPVC used for the windows and over cladding of the fascias will require low maintenance and provide longevity.

4.0 LOCAL POLICIES AND DESIGN CONSIDERATIONS

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

- Welwyn Hatfield District Plan adopted in 2005. Policy 24 – Character Appraisals and Enhancements: *‘The Council will produce a character appraisal for each of the district’s Conservation Areas, to guide the design of development or alterations to existing buildings and identify the need for Conservation Area enhancement schemes. Based on these, subject to the availability of resources, the Council will draw up and implement a programme of works for the maintenance and enhancement of their historic and architectural character.’*
- Welwyn Garden City Conservation Area – Conservations Area Appraisal (2007). *‘To the east of Longcroft Lane lies a recently developed estate, comprising a series of cul-de-sacs. Although still immature, density here appears greater and houses tend to have simplified detailing compared with those on Longcroft Lane itself. The absence of chimneys from their rooflines also diminishes interest.’*

4.2 The planning application for the replacement of these windows are required as the property consists of a block of flats.

4.3 The Welwyn Garden City Conservation Area appraisal report states that ‘Incremental alteration is the most seriously degrading threat to the character of the conservation area. Most of these occur as “permitted development” to individual houses. They can affect whole groups of houses which were intended to be part of a single composition. Common alterations include:

- Replacement windows of different patterns and materials to the originals
- Replacement doors of different patterns and materials to originals’

4.4 It is noted that within the different types of residential properties along Longcroft Lane that windows have been replaced with uPVC, this includes the more recent development that these flats form part of. It is thought that these replacements have been carried out under “Permitted Development”. The proposal is to replace the windows with uPVC so that it shares the same materials as the surrounding properties and forms part of the intended single composition. It is noted that there are varying pattens of windows and therefore it is proposed to match the original design intent with top-hung casements in a Neo-Georgian style.

5.0 SUMMARY

5.1 Notting Hill Genesis (NHG) are proposing to replace the existing timber top-hung casement windows with new thermally efficient double-glazed uPVC windows that will comply with the current Building Regulations. Additionally, the works will include, the overclad of fascias with uPVC, renew garden gate, and rotten sections of bullnose timber to porches.

5.2 The proposed new windows will be in keeping with the replacement of windows already undertaken to the privately owned properties along Longcroft Lane.



APPENDIX A

LIST OF SUBMITTED DRAWINGS



Drawing Reference	Drawing Name
227727-FCG-ST-XX-DR-B-1000-S4-P01	Site Location & Block Plans
227727-FCG-MB-EL-DR-B-2200-S4-P01	Existing Front, Side & Rear Elevation
227727-FCG-MB-EL-DR-B-2201-S4-P01	Proposed Front, Side & Rear Elevation
227727-FCG-MB-DE-DR-B-2400-S4-P01	Proposed Elevation & Section Window A-A & B-B
227727-FCG-MB-DE-DR-B-2401-S4-P01	Proposed Elevation & Section Window C-C & Detail C
227727-FCG-MB-DE-DR-B-2402-S4-P01	Proposed Elevation & Section Window D-D & C



APPENDIX B

PHOTOGRAPHS



Photograph 01 – Front Elevation



Photograph 02 – Fascia



Photograph 03 – Porch



Photograph 04 – Rear Elevation



Photograph 05 – Garden Gate