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London
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06/12/2006

2006/5706

Our ref: 38262/GOSH Southwood Buildings//

Dear Mr Alex Bushell

**GREAT ORMOND STREET HOSPITAL FOR CHILDREN NHS TRUST-
REPLACEMENT WINDOWS ON THE SOUTHWOOD BUILDING NORTH
ELEVATION**

This planning application is for the replacement of the existing crittal windows in the Southwood building of the Hospital. The need for the replacement windows is due to a need for their internal opening, providing safer cleaning of windows for GOSH staff and to replace defective windows.

The details of the replacement windows has now been finalised and are submitted as this planning application. The application comprises:

- 1.) Design and Access Statement (comprising this letter and accompanying drawings)
- 2.) Four copies of the planning application form, signed and dated
- 3.) Certificate of ownership
- 4.) Four copies of site location plan drawing reference CX(CP2134)X00
- 5.) Four copies of each drawing reference CX(CP2134)A01, CX(CP2134)A02, A1-SO722-100REVA, A1-SO722-101REVA, A1-SO722-102REVA, A1-SO722-200REVA, A1-SO722-201REVA, A1-SO722-202REVA, A1-SO722-203REVA, A1-SO722-204REVA, A1-SO722-205REVA, A1-SO722-206, A1-SO722-207REVA, A1-SO722-208REVA, A1-SO722-209REVA, A1-SO722-210REVA, A1-SO722-300REVA, A1-SO722-301REVA, SK001-CJT, SK002-CJT, SK003-CJT
- 6.) Four copies of photomontages drawing references: CX(CP2134)PO4
- 7.) There is no planning fee included as this a resubmission within 12 months of the previously refused planning application reference 2006/0023/P.

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Design and Access

Of the required components for Design and Access information, this application, when read as a whole, comprises Use, Amount, Layout, Scale and Appearance. Landscaping, Vehicular Transport and Inclusive Access are not relevant.

All the aspects of the proposal relating to design and Access are conveyed in this letter and accompanying drawings.

Background

The applicant states that there is a need to improve the patient care and clinical environment of the Southwood Building that forms part of the Great Ormond Street Hospital for Children. The Hospital's under an on going programme of refurbishment and re-development. As part of achieving this, the proposal is to replace defective windows on the North Elevation of the Southwood Building. The replacement windows will also open inwards providing a safer means of cleaning.

This planning application is a re-submission of the previously refused planning permission for replacement windows under reference 2006/0023/P. The refusal carried an informative that suggested a further application for aluminium windows may be acceptable if the design relates more closely to the existing windows to be replaced.

Planning Policy

The Camden Replacement Unitary Development Plan (RUDP) was adopted in June 2006. The Southwood Building is not shown as being listed or sited in a conservation area on the RUDP proposals map. It is however adjacent the Bloomsbury Conservation Area.

Section 3 of the RUDP deals with the Built Environment. Policy B1-General design principles states that the Council will grant planning permission for development that is designed to a high standard and that development should respect its siting and setting and seek to improve the attractiveness of an area and not harm its appearance or amenity.

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Policy B3 of the RUDP- Alterations and Extensions states the Council will not grant planning permission for alterations that it considers cause harm to the architectural quality of the existing building or surrounding area.

Policy B7 of the RUDP- Conservation areas states that the Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the area's character, appearance and setting.

The proposed replacement windows would retain the same size of opening and would also retain the same style of fenestration that is currently in place on the North Elevation of the Southwood building. The only change to the windows is the type of material that is to be used in the window frames.

The materials to be used in the new replacement windows would be aluminium and have a white finish. The existing windows have a white finish. As indicated through the informative of the refusal notice 2006/0023/FP which also proposed aluminium framed windows, the Council's concerns related to the design and not the use of materials, despite the material type being sighted in the reason for refusal.

It is considered that the appearance of the proposal would respect the existing siting and setting of the site and would not harm the appearance or amenity of the area or the character, appearance or setting of the adjacent Bloomsbury Conservation area. The windows are of an architecture and design sympathetic in manner and likeness to the existing fenestration. The window bars and frames would mimic the style of the existing windows and be similar in colour also.

In terms of layout and scale of the development, there would be no overall change to the scale of the windows or re-configuration of the layout of the existing window openings, as the window openings would be retained as existing and no new openings created.

The windows would all open inwards and therefore would be safer to clean and as a result, be more user friendly to the occupants of the Southwood Building. The opening arrangement is illustrated in drawings SK002-CJT and SK003-CJT.

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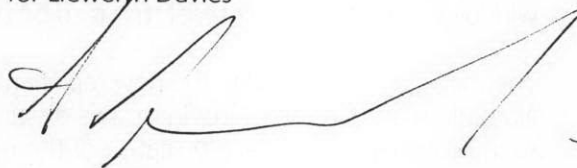
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It is considered that the proposal would overcome the reasons for refusal outlined in the refused planning application 2006/0023/P. The proposal makes a positive contribution to the character, appearance and setting of the building and the surrounding Bloomsbury conservation area and maintains the architectural integrity of the building and its surrounding environs.

It is therefore concluded that the proposal is compliant with Council policy and it is requested that planning permission be granted in this instance.

Yours sincerely
for Llewelyn Davies

A handwritten signature in black ink, appearing to be 'Llewelyn Davies', written over a horizontal line.