

Flat 1, Fielding Court, London, WC2H 9LN

Planning Portal Ref: PP 03567147

Design and Access Statements for Minor Works Information Sheet

What is the purpose of your proposal?

This application seeks the refurbishment of the existing residential unit, the formation of a minor plant room with associated external louvred doors and creation of a new residential window.

How will the proposed works relate to the existing building?

The proposed works will include the creation of new loured door providing external access to the new plant room. The door will be fitted within the existing window frame which will be slightly enlarged to accommodate the new doors. A new window will be installed within the external wall adjacent to the existing entrance door.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

We have discussed the application with the adjacent commercial premises 32-34 Monmouth Street. The existing residential unit is now vacant and will not be affected by the proposed works.

A completed acoustic report has been undertaken and submitted with this application which demonstrates that the nearest noise sensitive windows will not be impacted upon.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

The proposed louvred doors have been situated within the existing window frame to ensure the design and symmetry of the building is retained. The new window has been positioned to match the style and position of those windows located at first floor. Both louvred doors and window will be finished in a colour and style which complements the existing finish of the building.

The louvred doors will be constricted from aluminium. The proposed window will match the existing windows at Fielding court.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

The proposed louvred doors and windows have been designed to match the existing scale, height and width of the existing buildings design.

The proposal seeks to extend down the existing window so louvred doors can be incorporated.

How have you followed the advice provided by CABE and Camden on the issue of inclusive access? If not explain the reasons for your departure from this guidance.

This application has followed specific guidance contained within the Council's local planning policy documents and Camden's Planning Guidance (CPG).

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Access will remain as existing into the residential unit. The proposed louvred doors will have a small door cill to match the design of the existing windows and doors to Fielding Court.

What is the relationship between the proposed works and public routes and do they have any impact?

The proposed works will create a new entrance door which presents onto the minor pedestrian passageway of Tower Court which runs adjacent to the rear of Fielding Court. The louvred doors to the plant room will be opened quarterly to provide access for maintenance and servicing to the installed condenser units. When opened, the doors will be securely affixed against the external walls to avoid any potential harm to passing pedestrians.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

N/A

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The louvred doors will be constructed from aluminium and designed to the specific acoustic specification as set out within the acoustic report from Hann Tucker.

The new window will be constructed from metal and finished to match those existing windows on Fielding Court.

The plant room (condenser cupboard) will be constructed from 150mm thick concrete block work and lined with 75mm thick mineral fibre to ensure no noise or vibrations penetrate the adjacent residential unit.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposed works are situated within the small pedestrianized passageway, Tower Court. The passageway has limited views from the surrounding streets or surrounding conservation area of Seven Dials.

The proposal has been sensitively designed to complement the existing building design and style, matching existing design and styles.