

# MORFIELD EVEREST

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CHARTERED BUILDING SURVEYING

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Our ref: CamdenCouncil09.rm

Your ref:

21<sup>st</sup> December 2014

Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London, WC1H 9JE

Dear sirs,

**Re: 15 Akenside Road, London, NW3 5BT**  
**Application for planning permission for replacement double glazed upvc windows and front / rear entrance timber door sets.**

**Planning and Design / Access Statement**

I detail below the **Planning and Design / Access Statement** for the above proposed works.



15 Akenside Road comprises a four storey block of 14 flats with double glazed upvc windows and the original timber georgian wired glazed timber doors and fixed georgian wired glazed panel adjacent to the front and rear ground floor entrances.

The windows and door sets are in poor condition and have now reached the end of their economic life. The proposal is to replace the windows and doors largely on a like-for-like basis.



The planning design and access statement has been assessed as above and as follows:

#### Assessment

- |                 |   |   |
|-----------------|---|---|
| Physical        | - | The replacement overall sizes and doorsets will be of the same size as the existing.  |
|                 |   | The materials of windows and doorsets will be on a 'like-for-like' basis.   |
|                 |   | The above proposals will be non-detrimental to the existing buildings, landscape features and movement routes. The proposed works will be inconspicuous in relation to the neighbouring buildings, and no part of the development site is significantly overlooking or being overlooked by any neighbour. |
| Social          | - | People in the area will not be adversely affected by these works.   |
| Economic        | - | The development proposals will have no impact on the local economy or value of the land, and will not affect any other development options.   |
| Planning Policy | - | The development proposals are consistent with Development Plan policies.  |

Involvement - The flank elevations windows are being replaced totally on a 'like-for like' basis.

Windows to the front and rear elevations currently comprise large tilt and turn opening casements. The relatively low window cill height is of a concern on health and safety grounds. It is therefore proposed to redesign these windows by incorporating smaller top hung casements with the lower opening casements restricted to 100mm maximum opening width. This will also provide better control of ventilation safely.

The front and rear elevation door entrances are being replaced with new doorsets of the same design and size but with contemporary timber doors and doorsets. The Georgian wired obscured glazed panels will be replaced with laminated etched safety glass. In accordance with the DDA requirements, manifestations will be applied to the glazing and the Building Name will be applied to the glazing.

I trust the above provides sufficient explanation for this planning application, but please do not hesitate to contact me if you have any queries.

Yours sincerely,



Robert Morfield  
Morfield Everest