

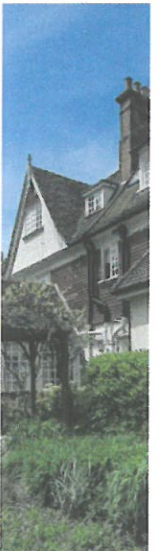
DESIGN & ACCESS STATEMENT

TO ACCOMPANY PLANNING APPLICATION IN RESPECT OF

**ENDSLEIGH COURT
UPPER WOBURN PLACE
LONDON
WC1H 0HA**

**REPLACEMENT OF EXISTING METAL CASEMENT WINDOWS
WITH POWDER COATED ALUMINIUM CASEMENT WINDOWS**

DATED: AUGUST 2017



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(This application seeks permission for the replacement of the existing metal casement windows with powder coated aluminium casement windows. Design and Access Statement to be read in conjunction with attached drawings)

1.0 Introduction

1.0.1 This supporting Design & Access Statement has been prepared by Maylands Consulting on behalf of Freshwater Group of Companies. It accompanies the planning application for the replacement of the existing metal casement windows with powder coated aluminium casement windows.

1.0.2 These proposals have been developed with Freshwater Group of Companies to minimise the impact on the property whilst maximising the potential of the property.

2.0 Location & surrounding area

2.0.1 The application site is situated on Upper Woburn Place A4200 approximately 100m from the A501.

The site is identified on drawing MC17046/010 Location Plan. The property is situated within Bloomsbury Conservation Area as designated by Camden Council.

2.0.2 The present property consists of stonework to the ground and first floor with brickwork over and stone bands. Joinery consists of single glazed metal casements to all elevations. The property is arranged over 9 storeys plus basement.

2.0.3 The site is predominantly flat with off street car parking in the basement area.

2.0.4 No trees will be affected by the scheme.

3.0 Design & objectives

3.1 Amount & use of development

3.1.1 The proposed scheme seeks permission to carefully remove the existing metal casement windows which have come to the end of their economical life and replace with powder coated aluminium double glazed windows finished in white. All opening casements to match the existing windows.

3.2 Layout

3.2.1 No additional floor space will be formed in this application.

3.3 Scale

3.3.1 The original scale/mass of the property will not be affected by the proposals.

3.4 Appearance

3.4.1 The proposed windows will replicate the existing casement windows as detailed on drawing MC17046/009.

3.5 Access

3.5.1 No works are proposed to the current access points.