

Design and Access Statement

For

Installation of three windows to rear wall of GF function room

at

268 West Green Road, London, N15 3QR

On behalf of
Abees Property Ltd

Project No. 23.1398
March 2024

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1.0 Introduction

This Design and Access Statement has been prepared as supportive documentation for the planning application for the formation of 3 openings and installation of three new windows to the GF function room of 268 West Green Road, N15 3QR.

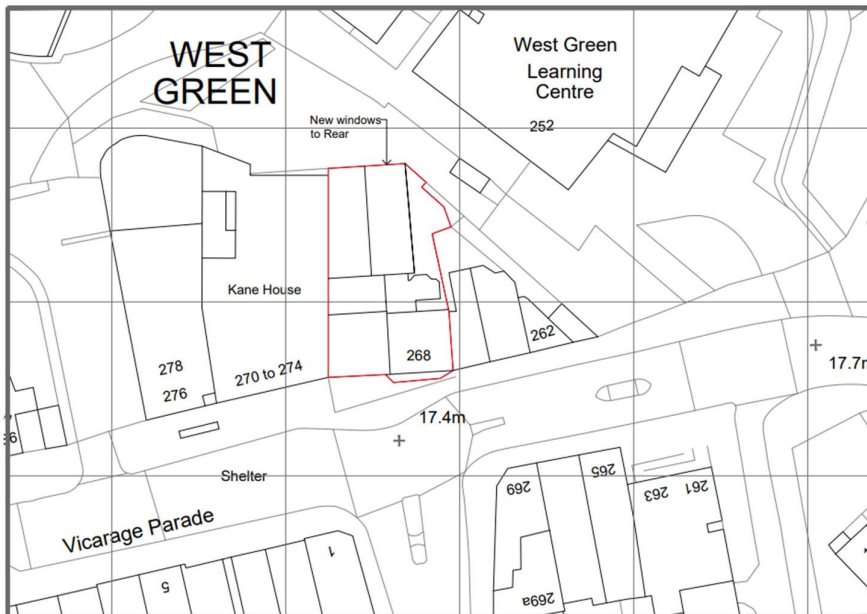


Fig. 1 Location plan showing the proposed site.

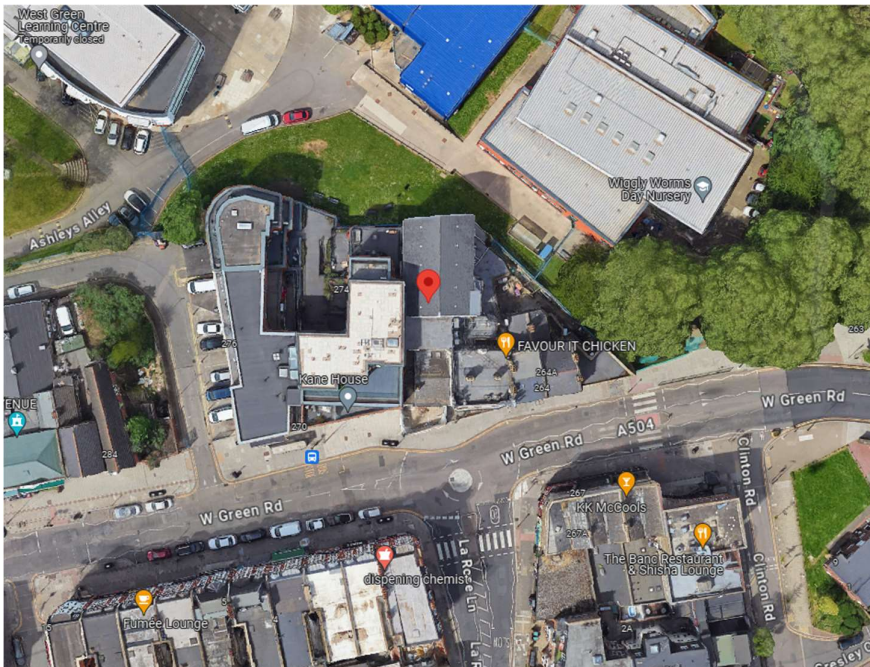


Fig. 2 Aerial view of the site

2.0 Background and reasoning behind the extension

The ground floor unit at 268 West Green Road is a vacant public house/restaurant.

As can be seen in Fig. 3 below the unit comprises a main bar/seating area, toilets, a number of back of house office/store rooms and a main function room.

The function room is an enclosed space, with a good floor to ceiling height, but no natural light.

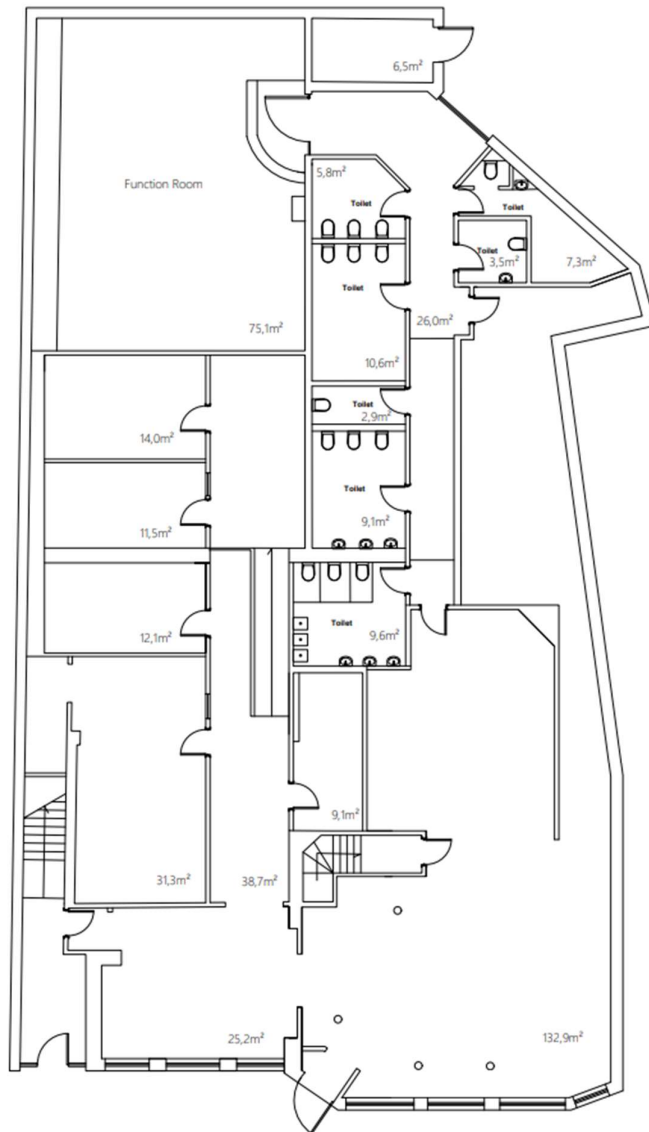


Fig. 3 Existing GF plan.

The owners would like to install 3 high level windows into the rear wall of the function room, so that it will be a more attractive space during the daytime.

3.0 Proposals

The proposed new windows are shown in Fig. 4 below:

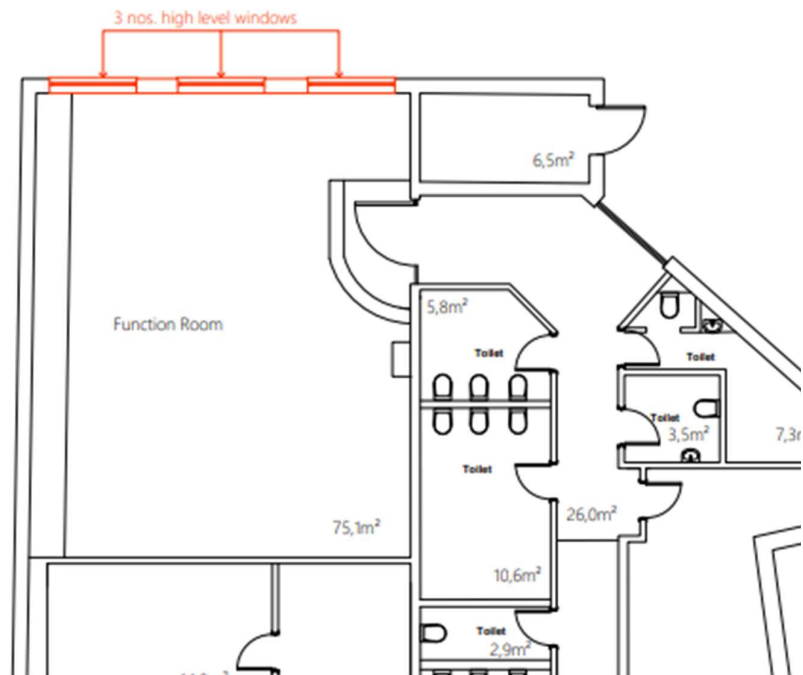


Fig. 4 Proposed GF plan with new windows to the rear.

The rear wall faces the rear of the Park View Academy and therefore the new windows are proposed to be located at high level so there is no possible overlooking of the school.

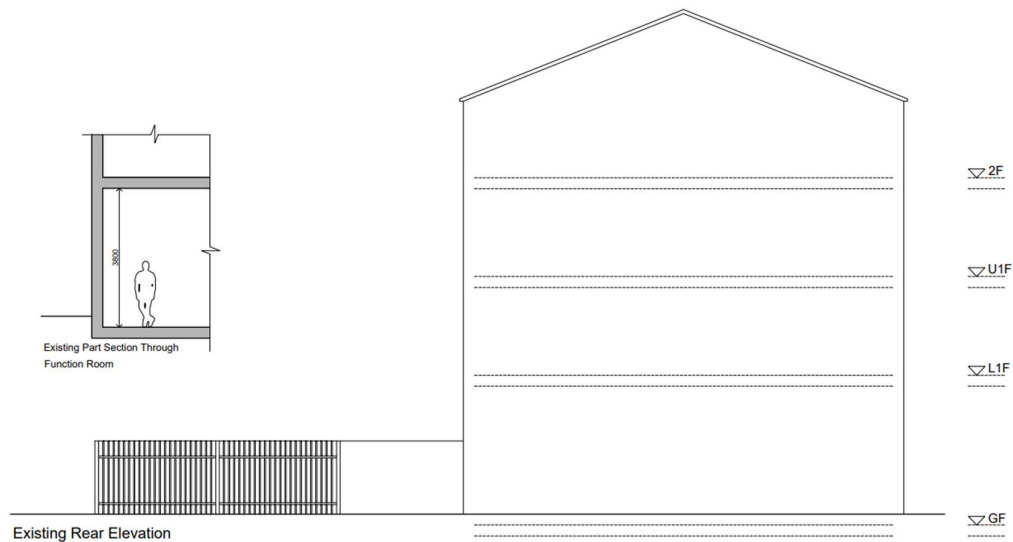
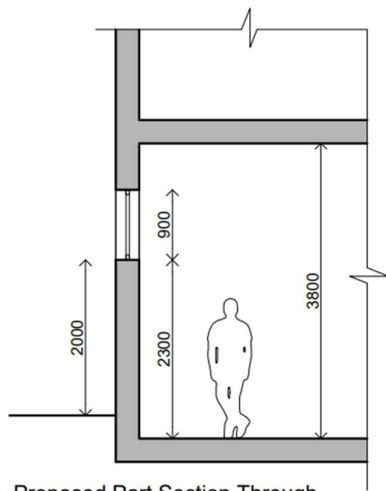


Fig. 5 Existing Rear elevation and section indicating the room height and the currently blank rear facade.



Proposed Part Section Through
Function Room

Fig. 6 Proposed section indicating the new windows

As can be seen above the room has a current height of 3800mm and the new windows are proposed to be set 2300mm above the finished floor level of the room.

The external level is 300mm above the internal finished floor level, so from the outside, the new windows would be 2000mm above the ground level.

This would mean that there could be no overlooking from the function room to the school nor vice-versa.

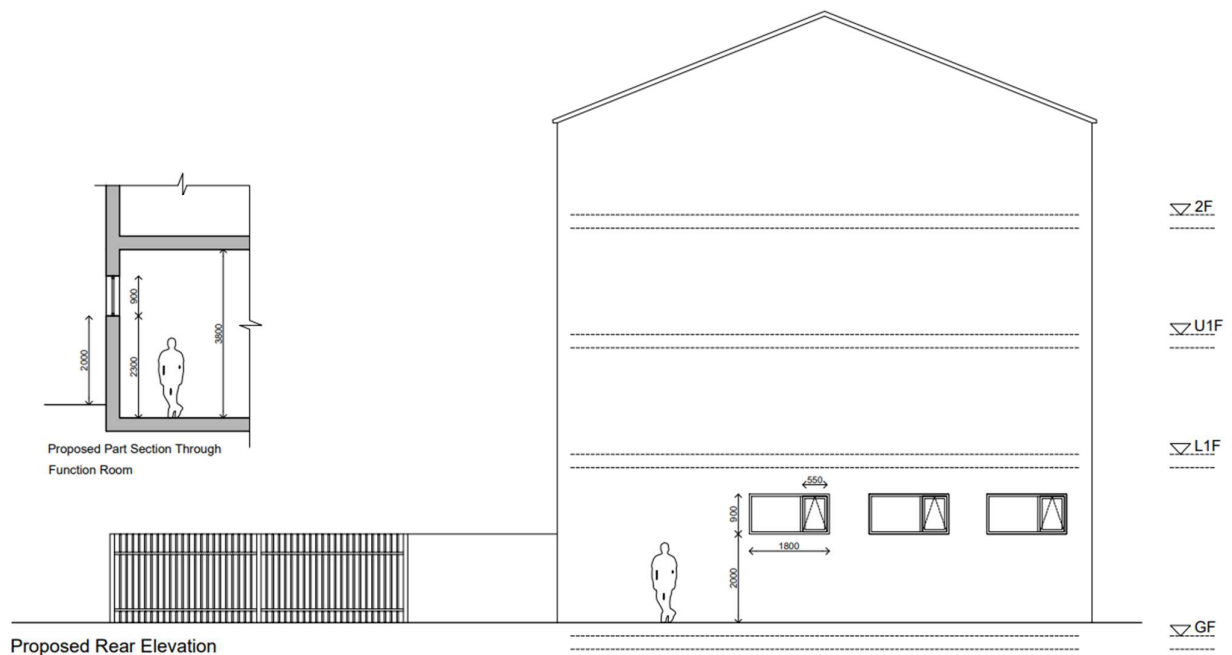


Fig. 7 Rear elevation showing the proposed new windows

5.0 Materials

The windows would be a slimline high-quality upvc window (Rehau or equivalent), a dark grey (anthracite grey) coloured frame.

The glazing would be toughened and laminated and lockable.

The units would be double glazed with a min 1.4 W/m²K U-value.

6.0 Conclusion

It is considered that the windows will considerably improve the interior quality of the space in the function room and enable it to be a more attractive space to be used during the day.

By having these windows at high-level this is no risk of overlooking between the school and the function room.

On this basis, therefore, we trust that the proposals will receive the support of the planners.