

## **PLANNING STATEMENT**

### Replacement Windows including rear external door

Project: 70 Charlbert Court, Charlbert Street, NW8 7DB  
Project No: 1206  
Date: 18/03/2024

This document was prepared by AA Drafting Solutions on behalf of our clients Mr and Mrs Wong. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

## **AA DRAFTING SOLUTIONS LTD**



Picture 1: Streetview (flat highlighted)

## **PLANNING STATEMENT**

The contents for the Full Planning Application statement document are presented by 'AA Drafting Solutions' to give a brief overview of the proposed application. This planning statement is in support of the window replacement for all existing windows and rear external door.

Documents included within the application:

- Planning Statement with Sustainability Statement
- Existing and Proposed Elevations
- Detailed Drawing (1:50) Section through window

### **Charlbert Court Planning History**

- 62. 20/07420/FULL Replacement windows with aluminium to the front , rear and side elevations at ground floor level, approved 2021
- 58. 19/05407/FULL Installation of aluminium windows and door to front, rear and side elevations to Flat 58, approved 2019
- 52. 16/11294/FULL Installation of double glazed aluminium windows and door to front and rear elevations at ground floor level to Flat 52, approved 2017
- 76. 13/02023/FULL Installation of replacement of aluminium framed windows at second floor level (Flat 76), approved 2013
- 63. 11/08524/FULL Replacement of existing steel windows at ground floor level to front elevation with aluminium windows (Flat 63), approved 2011



**Picture 2: Site Location**

### **The Site: Location**

No.70 is located on the top floor of Charlbert Court; five storey purpose built block with communal gardens, located in St Johns Wood, 500m from Regents Park. Shared entry point and stairwell leads to no.70, with fire escape at the rear.

## **Design**

To remove the existing non-double glazing windows and back door, and replace with six Alitherm Heritage casement windows and one Visofold 1000 single door in standard white finish polyamide aluminium Smart Architecture Aluminium profile. Standard safety BS6262 double glazed units (using Planitherm Total Plus glass, Swiss V Black finish spacer bar, argon gas and toughened glass where required). All works to be carried out by Vaspa Ltd. Please note Vaspa's FENSA registration number 23920.

As shown below the existing window pane is very narrow with minimal insulation.



Picture 3: Existing Window

## **Planning Considerations**

To ensure the new double glazed windows meet all requirements we have ensured they closely match the appearance of the existing windows regarding layout, form, appearance and scale.

The proposed Alitherm Heritage Windows have a slim profile and sight lines that are associated with traditional steel windows. The aluminium framing material provides an improved thermal efficiency. The outstanding thermal performance of a modern aluminium system, each delivering a 'B' Energy Rating and a U-Value of 1.15 W/m<sup>2</sup>K.

Please see the below specification from Vaspa Ltd; Alitherm Heritage, highlighting material specification which delivers the sustainable design principles set out in Policy 38D and the energy requirements of Policy 36 in the City Plan 2019-2040.

## Product Specification

Wide range of high quality, thermally-broken window options.



### Alitherm Heritage Window

Alitherm Heritage provides the ideal solution for heritage applications such as listed building renovations and large scale replica-refurbishment projects where planning constraints are to be considered.

The Alitherm Heritage window is designed to be built as a series of horizontal modules which can be stacked using horizontal couplers to form a multi-part window featuring a specially design drip bar between modules.

#### Application

- Fixed windows
- Single or double sash, side hung open out casements
- Top hung open out casements
- Tilt & turn windows
- Pivot windows\*

#### Features

- Polyamide thermal break provides enhanced thermal performance
- Designed as a direct replacement for steel windows

#### Finish

Single or dual colour, marine quality polyester powder coat as standard

#### Technical Performance

WER Rating	B
BRE Green Guide (Commercial)	A+
U Value	1.5 W/m <sup>2</sup> K (using sealed unit 1.0 W/m <sup>2</sup> K)
Air	Class 4, 600Pa
Water	Class 9A, 600Pa
Wind	Class AE, 2400Pa

#### Document L Compliant

#### Dimensions

Frame Depth	47mm
Glass	24mm, 28mm, 32mm & 36mm

#### Test Certification

BS 6375 Part 1	2009 Resistance to Weather
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#### Recommended Design Limits

Side Hung Vent Max o/a Width	700mm
Side Hung Vent Min o/a Width	300mm
Side Hung Vent Max o/a Height	1400mm
Maximum Vent Weight	40kg
Top Hung Vent Max o/a Width	1400mm
Top Hung Vent Max o/a Height	1300mm
Top Hung Vent Min o/a Height	275mm
Maximum Vent Weight	40kg

\*Available soon, check with your supplier



Picture 3: Alitherm Heritage Windows Specification

Our proposal does not affect any landscaping of green infrastructure. The proposed site is not located within a conservation area or a listed building, however the proposed window replacement is the closest replica to the current window design and therefore will have a minimal impact on the existing street scene of the building's front and rear elevations.

## Conclusion

We believe the proposed replacement windows will provide longevity and positively impact the inhabitants day-to-day occupancy. The new Alitherm Heritage Windows provide improved thermal efficiency with minimal visual difference.

We hope the council of the City of Westminster shares our opinion that this proposal will positively contribute to the existing structure of Charlbert Court.