


Windows			
Subject: 1st Floor Omitted Windows C1			
Project:			
Northwood and Pinner Health Centre			
Project Ref:	Date:	By:	
1319	13/04/2026	Stefan Caraba	

Re: Omission of External Windows (C1)- 1st floor

Logan Construction (SE) Ltd, acting as Principal Contractor for the above project, submits this formal justification relating to the omission of several proposed external windows previously shown on the approved planning drawings and Employers Requirements, but not on Construction drawings.

Following detailed coordination between the Design Team and the Mechanical & Electrical (M&E) specialists during the Construction phase, it became necessary to omit a number of windows originally proposed at Level 01. These windows were located behind the acoustic screen and adjacent to the external plant and air handling units (AHUs). The finalised MEP layout required essential plant, ductwork and control equipment to be positioned directly in front of these openings, resulting in the windows being fully obscured and unable to provide any meaningful daylight, ventilation, or visual benefit.

We provide the following confirmations:

1. Functional Use of the Rooms

The omission of these windows does not affect the use, operation, or suitability of the affected rooms. All rooms continue to meet their intended functional requirements as set out in the approved design.

2. Natural Light and Ventilation

The omission does not affect the provision of natural light or ventilation. Due to the location of external plant and acoustic screening, the omitted windows would not have provided any usable daylight or ventilation. The internal environmental strategy remains fully compliant with the project's performance requirements.

3. Fire Safety and Means of Escape

The omitted windows were not designated as fire escape routes and do not form part of any fire strategy provisions. Their removal has no impact on fire safety, means of escape, or compartmentation.

4. Building Regulations and BREEAM Compliance

The omission does not impact compliance with Building Regulations or the project's BREEAM rating. All relevant performance criteria continue to be met through the approved mechanical and architectural design solutions.

5. Internal Appearance

The omission does not adversely affect the internal appearance or amenity of the rooms. Given the windows would have been fully obstructed by plant and acoustic screening, their presence would not have contributed to internal daylight, views, or visual quality.

6. External Appearance

The omission does not alter the external appearance of the building in any material way. The windows were located behind the acoustic screen and external plant, meaning they would not have been visible from any public vantage point. The external elevations therefore remain unchanged in appearance when viewed from outside the site.

7. Heritage Considerations

The building is locally listed. A review of the original 1920s structure confirms that only one of the omitted windows corresponded to an existing historic opening, with the remainder being newly proposed openings introduced as part of the redevelopment design.

For the single historic opening, the proposed treatment is to infill the opening with brickwork to match the existing façade- completed, ensuring a sympathetic and visually consistent appearance in accordance with heritage best practice.

8. Updated Drawings

Updated planning-format elevation drawings are enclosed, showing the omission of the windows in the same format as the originally approved planning submission:

17115_05_HC_07_200_P5 – Proposed Elevations Sheet 1

17115_05_HC_07_201_P5 – Proposed Elevations Sheet 2

17115_05_HC_07_101_P3 – Proposed Level 01 Plan

These drawings reflect the as-coordinated construction arrangement and the proposed amendments for planning approval.

Non-clouded drawings have been also appended to this report.

9. Planning conditions

Following review of the current planning conditions, no planning conditions are affected by the Level 01 windows omission

Conclusion

Considering the above and if required a planning non-material change to the approved scheme, the Design Team confirms that if an amendment is required, the omission of windows W.W.01.03, W.W.01.02, W.W.01.01 and W.W.01.13:

- does not alter the external appearance of the building
- does not affect heritage significance
- does not impact building performance, safety, or compliance
- does not affect the use or amenity of the internal spaces

Should you have any queries or require further information please contact us.

Yours faithfully,
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Contracts Manager



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