

Design & Access Statement

Proposal:

Window and door replacement at all elevations at ground, first and second floor level.

1. Context

This is a semi-detached house. It comprises three storeys. It is brick faced to the side and rear elevations with a rendered front. The front, side and rear elevation windows are comprised of timber and uPVC casements with a timber sliding sash unit.

The proposed replacement windows will be new double-glazed timber windows on the front elevation, new double glazed uPVC units on the side and rear elevations with the designs of all windows matching the existing on an equivalent basis as far as this is possible. All external timber door will be replaced like for like with double-glazed windows being fitted to replace any existing single glazing.

Double glazed panes for the timber framed windows and replacement doors will be (4,6,4) glazing. (4mm panes separated by a 6mm gap.)

All replacement windows and doors will be manufactured by FENSA Certified manufacturer(s) in order to meet requirements for fire safety.

2. Use

This is a residential property.

3. Amount

The front elevation has 8 timber casements with 6 incorporated into a bay (three windows per bay window for two bay windows in total) with a single timber door.

The side elevation has a single uPVC casement window, two timber doors, as well as four timber casement windows. All except the uPVC casement window have single glazed windows, many of which are not original.

The rear elevations have 11 windows consisting of a timber sliding sash and 10 timber casements as well as a single timber door. All

4. Layout

This will be as existing window and door layout.

5. Access & Inclusion

N/A

6. Scale

This will be as existing window and door layout.

7. Landscaping

N/A

8. Appearance

The front elevation windows will be replaced with white painted timber-framed windows, these will be double-glazed with a thickness of 14mm (4-6-4 glazing). The side and rear elevation windows will be replaced by white coloured uPVC windows which will be double glazed. All replacement windows will replace the existing windows on an equivalent basis. The shape and size of the frames will be kept as close as possible to the existing windows. The opening method will be kept the same between the existing and replacement windows, however, W14 (sliding sash window) may not use a weighted pulley, instead most likely using a spring loading system which will be concealed within the frame.

Since the side and rear elevations are not as easily visible as the front elevation, their windows therefore do not contribute as greatly to the overall conservation area as the windows on the front elevation. This is why we have specified timber windows, with efforts made to retain as much visual similarity as possible, on the front elevation, due to the increased heritage significance of this elevation.

The specific timber used will be knot-free laminated Oak. This was selected due to its enhanced durability and because it is most likely that the existing timber windows are composed of hardwood, so specifying the new windows as hardwood as well would be more respectful to the conservation area.

9. Climate change

Single glazed windows are to be replaced with double glazing reducing heat loss from the building and therefore reducing household energy use.

10. Maintenance & Management

N/A