HPK/2011/0564

20 FEB 2012

Design and access statement. 30 Torr Street, Buxton, SK17 6HA

Ref: HPK/2011/0564

The planning application is for retrospective approval for the replacement of timber casement windows and doors with UPVC windows and composite doors. The work was completed in February 2010. Advice from the installer was that no planning permission was required which has turned out not to be correct.

1. Design and setting.
   30 Torr Street is a semi detached property located on the corner of Torr Street and St James Terrace. The property is a three storey three bedroomed dwelling. There is a small garden area to the left of the property and a paved parking area in front of the property.

2. Proposal
   The plan is to replace the current 8 casement wooden windows with energy efficient UPVC widows to the same design. The only planned difference is the addition of sash horns to replicate sash windows found on nearby properties (note, the current windows are casement and not sash). The front door will be replaced by a similar design composite door and the rear stable door with a UPVC stable door. In Torr Street and St James Terrace there are 10 properties that have replacement UPVC windows, doors or composite doors. This includes two properties directly facing 30 Torr St.
   The design of the windows is comparable to those being replaced and will fit within the street scene where windows and doors have already been replaced with similar materials. The change will be an improvement as the windows and doors being replaced have rotted and therefore are not aesthetically pleasing. The addition of thermally efficient materials will greatly improve the energy efficiency of the property.

3. Neighbours
   The work will be carried out wholly within the property causing no disturbance to neighbours.

4. Access
   Currently there is access to the parking area from Torr St and access to the garden from St James Terrace. No changes to access are proposed.