SUPPORTING STATEMENT

Replacement windows in Conservation Area

On behalf of

The Queens Arms Public House

At

1 Shepley St, Glossop

5 bower gardens
stalybridge
cheshire
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Introduction

- **Stamford Wing are instructed by the owners of the Queens Arms, public house, the applicant and owner of the application site which occupies a street setting within the Old Glossop area. The site comprises a stone 3 storey building with access onto Shepley St which also serves nearby residential properties**

- **The statement has been prepared in support of the application which seeks detailed permission for change of the existing timber framed windows into timber sliding sash doubled glazed units.**

Application Site and Surrounding Area

- **The application site lies within a residential area within Old Glossop. It is located on the junction of Shepley Street and manor park Rd, which leads to the main arterial route, A57, connecting Glossop to Manchester and Sheffield.**

- **The surrounding area is characterised by stone residential properties in the immediate vicinity of the application site. To the east of the site, a commercial development resides**

- **The application building is of stone construction, with stone head and cills. The side elevation has a metal escape stairway, leading into a yard, which in turn exits onto the street.**

The Planning Application

The planning application comprises the following:

1. **Application Form.**

2. **J1013413-10 - Part Survey of the building and Plan showing application site edged red.**

3. **J1013413-11 - existing elevations and proposed typical window elevation, section and plan**

4. **Technical information**

- **The planning application seeks detailed permission for change of windows from single glazed timber to sliding sash timber double glazed units**

- **The design of the window fenestration and its glazing specification has been carefully selected to satisfy the clients brief of improving the heat retention properties of the building; minimise cost implication for the future; provide a well-balanced look to the building; provide compliance with current building regulation standards in terms of ventilation, heat retention and fire escape**

- **The client is respectful to the building and its location in the conservation area.**

- **The design has selected a traditional sash appearance. The design has been selected in that the windows are of a sliding nature, as opposed to the cheaper alternative of forward openers.**

- **The selected windows give the appearance of timber and blend well within the conservation area. The colour of the frames are to be in agreement with the LA planning dept.**

- **The client has elected to retain the existing windows to the ground floor to maintain the elevation characteristics of the building. These windows are deemed to be in better condition than the remaining windows due to ease of regular maintenance.**

Conclusion

- **The planning application demonstrates the appropriateness of the alteration of the fabric of the building in terms of the characteristics of the site and the surrounding area and with regard to compliance with planning policy, taking into consideration other material circumstances.**

- **In particular the alterations should be deemed appropriate for the following reasons:**

- **The proposal will ensure that the remaining building complies with building regulation standards in terms of ventilation, heat retention and fire escape**

- **Modern methods of heating, combined with the upgraded heat retention, will allow all the remaining building to be brought back into use whilst minimising issues with heat loss costs. This satisfies government guidelines as it would minimise any possible development elsewhere within the conservation area by virtue that the existing building can satisfy a number of alternative uses.**

- **The style of the selected windows at a greater cost and choice of windows in the building to be replaced, display the client's attention to detail and his sympathetic nature to the conservation area. Indeed, a sash window will enhance the current building**

- **In terms of design the proposed upgrade will enhance the appearance of the building and will not be of detriment to the character and qualities of the locality.**

- **The proposal will have no impact on the privacy and amenity of neighbouring residents and will not be of detriment to highway safety considerations.**