



DESIGN, ACCESS AND HERITAGE STATEMENT

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DESIGN, ACCESS AND HERITAGE STATEMENT

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED REPLACEMENT OF WINDOWS

LOCATION: 48 West Road, Buxton, Derbyshire, SK17 6HG

DATE: 20/11/2024

PREPARED BY: DIA – DESIGN ITUDE ASSOCIATES

1. INTRODUCTION

The Heritage Statement has been written to comply with Planning Policy Statement 5: Planning for the Historic Environment: Policy HE6. This document should be read in conjunction with Drawings produced by DESIGN-ITUDE ASSOCIATES

Location Plan Showing the Development and Context.



DESIGN, ACCESS AND HERITAGE STATEMENT

INTRODUCTION

This Design and Access Statement is submitted in support of the proposal to replace the existing timber windows with UPVC white windows at 48 West Road, Buxton, Derbyshire. The dwelling is located within a residential area, and this proposed replacement aims to improve the thermal efficiency, security, and maintenance of the property without altering its heritage, visual character, or local context.

SITE CONTEXT AND HERITAGE

The dwelling at 48 West Road is an existing residential property in a well-established area of Buxton. The surrounding buildings are predominantly residential in nature, with similar architectural styles and features. The property is not located within a conservation area, and there are no statutory designations or heritage restrictions that apply to this specific dwelling.

The existing timber windows, although characteristic of the original design, have deteriorated over time and now require replacement to maintain the functionality and safety of the building. The proposed UPVC windows are designed to replicate the appearance of the existing timber windows in both proportion and detail. The white finish of the UPVC windows will match the aesthetic of the dwelling and is consistent with the character of the surrounding properties.

Given that there is no alteration to the original design in terms of the window dimensions or appearance, and the proposed materials will complement the current architectural style, there will be no adverse impact on the heritage or visual context of the dwelling or its surroundings.

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ACCESS

The existing access to the property will remain unchanged. The dwelling retains the same vehicular and pedestrian access arrangements, including the rear yard garage, which will continue to provide functional and private parking and storage space.

No changes to the driveway, external paths, or access points are proposed as part of this application. As such, the existing access for both residents and visitors remain as it is, ensuring no disruption or alteration to the current flow of movement to and from PROPERTY.

DESIGN AND MATERIALS

The proposal involves replacing the existing timber windows with UPVC windows in a white finish, which are designed to match the dimensions and style of the current timber windows. The new windows will maintain the character of the property while offering improved durability, energy efficiency, and reduced maintenance requirements compared to the existing timber windows.

The UPVC frames will be of a high-quality standard, ensuring that the finished appearance aligns with the aesthetic of the dwelling and neighboring properties. The overall effect will be visually consistent with the surrounding area, maintaining the property's visual harmony within its context.

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CONCLUSION

The proposed replacement of the timber windows with UPVC white windows will not result in any significant changes to the heritage or visual character of the dwelling. The building's context and the surrounding area will remain unaffected, and the same access arrangements, including the rear yard garage, will be retained. This proposal represents a straightforward and necessary upgrade to improve the functionality and sustainability of the dwelling, in line with modern building standards, while respecting the architectural character of the property and its surroundings.

APPENDICIES



48 WEST ROAD SHOWING THE EXISTING TIMBER WINDOWS IN THE APPLICANT DWELLING

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54 West Road showing White
UPVC Windows