

Design & Access Statement

In support of

Hyde Bank Court, Hyde Bank Road

New Mills

High Peak

Derbyshire

SK22 4NE

For:

Door and Window Replacement

Prepared for:

High Peak Council Planning

Department

On behalf of

Hyde Bank Court Management Ltd

c/o Dempster Management

December 2024

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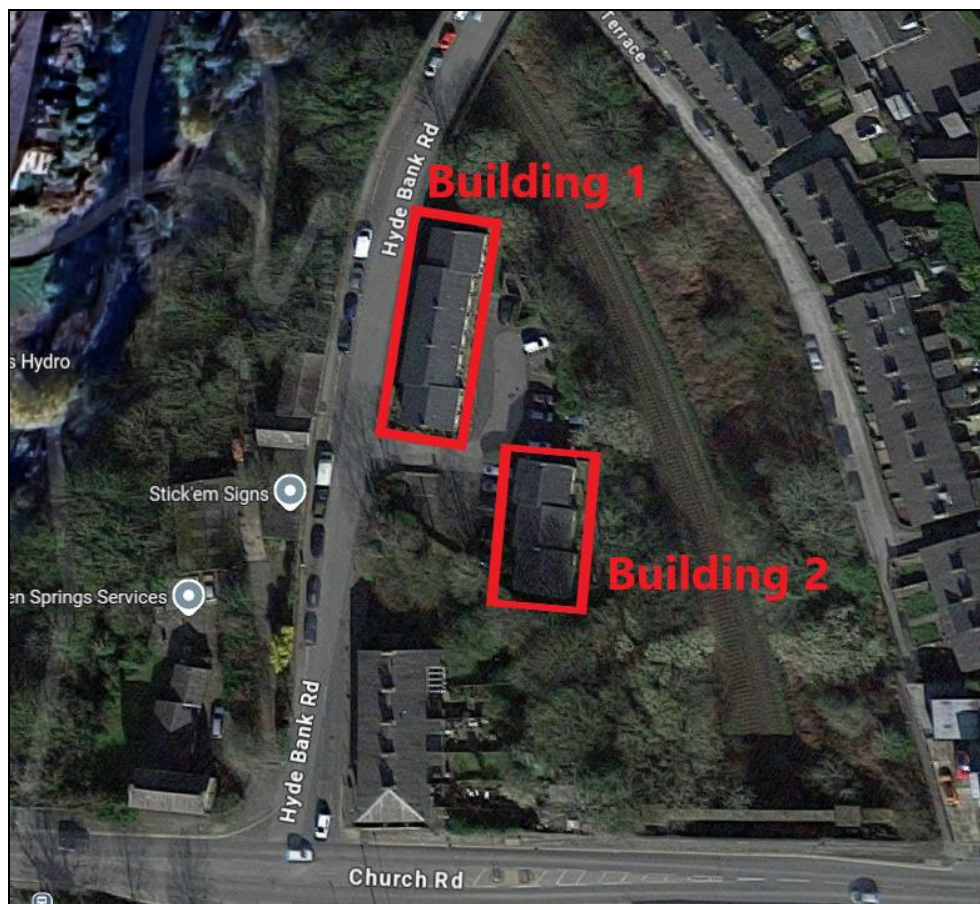
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Door and Window Replacement Works
Hyde Bank Court, New Mills, SK22 4NE
December 2024



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Hyde Bank Court, New Mills Aerial Plan

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1.0 INTRODUCTION

- 1.1 This statement is to accompany the planning application submitted on behalf of Hyde Bank Court Management Company Limited c/o Dempster Management, to undertake door and window replacement works at Hyde Bank Court, New Mills.
- 1.2 This project involves the replacement of all the front doors and windows in a total of 16no. flats which are separated into two buildings and collectively known as Hyde Bank Court.
- 1.3 The two stone buildings were originally constructed circa 1990 comprising 10no. flats in Building 1 and 6no. flats in Building 2.
- 1.4 Vehicular and pedestrian access to the carparking areas is via Hyde Bank Road. Carparking areas comprises tarmac hardstanding. Small pedestrian areas are present to the rear of Building 2, constructed with stone flags.
- 1.5 Each individual flat has its own entrance door accessible from the carparking areas.
- 1.6 The buildings known as Hyde Bank Court are not believed to hold a listed status with Historic England, however, are located within the bounds of the New Mills Conservation Area.

2.0 DESIGN DEVELOPMENT

- 2.1 Our proposals are to provide new improved energy efficient doors and double-glazed sash windows with minimal aesthetic alterations and no change to the current aperture sizes of the windows and doors.
- 2.2 The existing timber sash windows and entrance doors have reached the end of their useful life and deemed ready for replacement.
- 2.3 Our solution is to replace the existing deteriorated double-glazed timber sash windows with uPVC sash windows with timber grain design and double-glazed units, complete with trickle vents for ongoing ventilation. Doors are to be replaced with like-for-like uPVC units with timber grain design, including fanlights.
- 2.4 No internal works are currently proposed, except for minor making good works where necessary.

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3.0 SCALE & APPEARANCE

- 3.1 The planned works are limited to external areas comprising all windows and entrance doors on both buildings. Works include replacement of 16no. doors with fanlights and 76no. windows.
- 3.3 Materials and finishes will be re-instated with as similar materials as possible. Material aesthetics will be minimally altered.
- 3.4 No alterations in appearance are envisaged in terms of size and scale of fenestration.
- 3.5 No structural works are to be undertaken as part of planned works.

4.0 ACCESS

- 4.1 Pedestrian and vehicular access to the site will not be altered.

5.0 SUSTAINABILITY

- 5.1 The proposals should not adversely affect, thermal properties, ventilation or power usage following completion of works.
- 5.2 New double-glazed units complete with operational trickle vents will slightly increase thermal performance and ventilation abilities.
- 5.3 Inclusion of uPVC casements will reduce the maintenance liabilities due to slower deterioration of material and removal of decoration requirements.

6.0 CONCLUSION

- 6.1 The proposed works are a consequence of timber sash windows and doors, and associated ironmongery coming to the end of their useful life. By carrying out the proposals, the flats will be provided with modern units with slightly increased thermal and ventilation properties.
- 6.2 The proposals are designed to cause minimal visual impact with no alterations being undertaken internally, whilst reducing future maintenance liabilities through slower deterioration and no decoration requirements.