

Design and Access Statement

It will be clear from the details of the application and the attaching comments that there are minimal implications in this proposal with regard to design and access.

The impact of the proposed refurbishments will be focussed almost entirely on the internal appearance of the windows, which are in demonstrable need of repair. There will be minimal impact on their external appearance. The only design elements of the building affected by this application are just 4 windows, out of a total of 13 main windows. The design of these windows will not change; the wooden sash frames, either refurbished or, if necessary, replaced, will exactly replicate their original appearance. Just 4 of the 12 panes (the top two panes in the bedroom and kitchen windows) to be replaced have the uneven finish with ridging or air bubbles indicative of historic glass. These features are not discernible in the two large windows overlooking Broad Walk. Other older fittings (pulleys, catches etc.) are in a sorry state and need to be replaced in any event. Refurbishment will enhance the appearance of the windows since the sashes will be well fitted, restored to proper working order and tidily repainted.

In other words, the refurbished windows will be of an appropriate design and will not result in the installation of an incongruous form of development which is harmful to the architectural and historic interest of the building. In the word of a Planning Inspector “the harm to the significance of the designated heritage assets would be less than substantial”.

Only one window in the entire flat consists entirely of historic glass. Along with individual panes of historic glass elsewhere, this has been preserved through the installation, wherever practicable, of secondary glazing.

Access around, to and inside the building will be unaffected. Indeed, properly functioning windows will ensure improved egress and access in an emergency, an essential facility which is not currently available