

DESIGN AND ACCESS / HERITAGE STATEMENT

PLANNING APPLICATION FOR THE REPLACEMENT OF FENESTRATION AND
REPLACEMENT OF FASCIA, GUTTERING AND DOWNPIPES TO CHESTNUT COTTAGE REED
HERTFORDSHIRE SG8 8AH

GENERAL

THIS IS A PLANNING APPLICATION FOR PLANNING CONSENT WITHIN THE PROXIMITY OF A
CONSERVATION AREA.

SITE DESCRIPTION.

THE APPLICATION SITE IS LOCATED IN THE VILLAGE OF REED AND WITHIN ITS
CONSERVATION AREA .

THE APPLICATION SITE CONSISTS OF A LARGE DETACHED DWELLING CONSTRUCTED OF
FACE BRICK AND RENDERED WALLS UNDER A CONCRETE TILED ROOF. THE SURROUNDING
CONSERVATION AREA HAS SCATTERED FARMSTEADS AND WAYSIDE DWELLINGS WHICH
COMPLETE THE RURAL SETTING OF THE REED CONSERVATION AREA, REED IS SITUATED
HALFWAY BETWEEN THE TOWNS OF ROYSTON TO THE NORTH AND BUNTINGFORD TO THE
SOUTH, THESE ARE CONNECTED BY A MAJOR ROMAN ROAD, ERMINE STREET, THE
ALIGNMENT OF WHICH FORMS LARGE PARTS OF THE CURRENT A10.

PROPOSED DEVELOPMENT

THE PROPOSAL SEEKS CONSENT TO REPLACE 11 WINDOWS, 2 SINGLE DOORS, THE
COMBINATION FRAME TO THE REAR LOUNGE AND REPLACE THE EXISTING FASCIA,
GUTTERING AND DOWNPIPES.

REMOVAL OF THE EXISTING GREY PAINTED TIMBER WINDOWS AND DOORS AND REPLACE
WITH SLATE GREY UPVC WINDOWS AND DOORS

REMOVE THE EXISTING GREY PAINTED TIMBER FASCIA, UPVC GUTTERING AND DOWNPIPES
AND REPLACE WITH SLATE GREY UPVC FASCIA WITH BLACK GUTTERING

REMOVAL OF THE EXISTING GREY PAINTED TIMBER COMBINATION FRAME TO THE REAR
LOUNGE AND REPLACE WITH AN ANTHRACITE GREY 7016 BI-FOLD DOORS.

THE PROPOSAL DOES NOT INCLUDE ANY NEW OPENINGS AND THEREFORE THERE IS NO
ALTERATION TO THE OVERLOOKING IMPACTS AND IS CONSIDERED THAT THE
DEVELOPMENT WOULD NOT IMPACT UPON RESIDENTIAL AMENITIES

LAYOUT

THE PROPERTY IS LOCATED WITHIN THE REED CONSERVATION AREA, THE WHOLE SITE IS DISCREET AND LOCATED ON PRIVATE LAND OWNED BY THE APPLICANT.

APPEARANCE

WINDOWS AND DOORS

SLATE GREY PROFILE 22 OPTIMA SCUPLTURED SYSTEM INCLUDING DOUBLE GLAZED UNITS HAVE BEEN CHOSEN AS THIS PRODUCT BENEFITS FROM ADDED SECURITY, LOW MAINTANENCE AND GREATER U VALUES.

COMBINATION FRAME TO REAR LOUNGE

ANTHRACITE GREY 7016 ALUMINIUM BI-FOLD DOORS WHICH ALSO BENEFIT FROM ADDED SECURITY, LOW MAINTENANCE AND GREATER U-VALUES.

SLATE GREY UPVC FASCIA, BLACK GUTTERING AND DOWNPIPES TO MATCH THE REPLACEMENT UPVC WINDOWS AND DOORS.

PARKING / ACCESS

IT IS NOT INTENDED TO ALTER THE ACCESS OR PARKING ARRANGEMENTS WITH THIS CURRENT APPLICATION.

LANDSCAPING

NO ALTERATIONS TO THE EXISTING LANDSCAPING WILL BE NECESSARY.

JUSTIFICATION

ADDRESSING CLIMATE CHANGE IS ONE OF THE CORE REASONS THAT OUR CLIENT WISHES TO REPLACE THE EXISTING TIMBER FENESTRATION AS THE PROPOSAL WILL IMPROVE THE U-VALUES BY PROVIDING A BETTER THERMAL PERFORMANCE WHILE REMOVING THE REQUIREMENTS OF ANNUAL MAINTENANCE.

IT IS CONSIDERED THAT THE REPLACEMENT WINDOWS, DOORS AND FASCIA BEING VERY SIMILAR IN DESIGN TO THE EXISTING WOULD BE SYMPATHETIC TO THE SETTING OF THE HOST AND SURROUNDING DWELLINGS AND WOULD NOT IMPACT ADVERSLEY UPON THE REED CONSERVATION AREA.

CRIME PREVENTION

SECURITY TO THE EXISTING PROPERTY WILL BE INCREASED DUE TO THE SECURE LOCKING SYSTEMS ON THE PROPOSED WINDOWS AND DOOR.