

Design and access statement in respect of 5 Pryors Court, Baldock SG7 6QU

I am now the owner of the above property, which is a flat and part of grade II listed building number 1102093. Together with the neighbouring flats it was built in 1985/6 at the rear of 44 Whitehorse Street, a historic malting house within the conservation area in Baldock. The architect's office at number 44 is the key part of the building, with conical roof forms reflecting the previous use as a maltings building. The rear of the building, where the flats have been built, housed a garage, boiler house and storage area with permission granted in 1984 to demolish these and build 26 residential units.

I appreciate the importance of retaining character and appearance of the historic architecture in White Horse Street, and understand most of the buildings are listed. Baldock was a centre of the malting industry since the sixteenth century and brewing continued into the early twentieth century.

The survey I commissioned before purchasing the flat showed a significant damp problem. The three windows are rotten with damp and one has deteriorated to the extent that the window cannot be opened safely due to the crumbling wood frame. Following advice from our local planning officer I propose to replace all three windows in the flat with almost identical new wooden windows. The manufacturer specialises in historic buildings and states that the new windows will be almost indistinguishable from the originals.

Following a further survey from a specialist damp proofing company, I propose to minimise future damp problems by fitting a Mechanical Heat Recovery Unit in the flat. This will be fitted to the wall of the flat facing the path to the car park, with an external white plastic 220mm x 220 mm vent discreetly situated under an archway. Internally there will be a similar sized white plastic vent, and control will be via a remote control unit.

Access to the building is not affected by these proposals.