



**DESIGN & ACCESS AND  
HERITAGE STATEMENT**

ON BEHALF OF;  
MR & MRS ARMSTRONG

**APPLICATION FOR  
PLANNING PERMISSION AND  
LISTED BUILDING CONSENT** for:

PROPOSED REPLACEMENT OF  
SINGLE GLAZED SASH WINDOWS  
TO TIMBER DOUBLE GLAZED UNITS.  
REPLACE EXISTING STAIRCASE.  
REPLACE EXISTING ROOF TILES  
TO REAR ELEVATION.  
REPLACE EXISTING GLAZED  
SCREEN TO HALLWAY.

THE RECTORY,  
51 FRONT STREET,  
WHITBURN  
SR6 7JD

03<sup>rd</sup> June 2015

Our ref – 8380/D&A



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## 1. Introduction

- 1.1 This statement is prepared on behalf of the applicant, Mr & Mrs Armstrong and relates to their proposal to replace existing single glazed sliding sash windows with timber double glazed units. Replace existing staircase. Replace existing roof tiles to rear elevation. Replace existing glazed screen to hallway.
- 1.2 The planning application describes the proposed development as the “Proposed replacement of existing single glazed sliding sash windows with timber double glazed units. Replace existing staircase. Replace existing roof tiles to rear elevation. Replace existing glazed screen to hallway.”
- 1.3 This design access and heritage statement is in support of the other application documents comprised of the following;
- The Planning Application and Listed Building Consent form duly completed and signed.
  - The appropriate Certificate of ownership and Agricultural Holdings Certificate duly completed and signed.
  - Copies of the application drawings as follows;
- Drawing ref:-
- 8380/01B - Existing Floor Plans - 1:50.
  - 8380/02B - Proposed Floor Plans - 1:50.
  - 8380/03B - Existing & Proposed Elevations - 1:100.
  - 8380/04B - Window Elevations - 1:20
  - 8380/05B - Existing & Proposed details A & B - 1:5.
  - 8380/06A - Existing & Proposed details C & D - 1:5.
  - 8380/07A - Existing & Proposed details E - 1:5.
- Copies of the Site Location Plan showing the application site in red at 1:1250.
  - Copy of Design and Access and Heritage statement.
  - The appropriate application fee of £172.00.
- 1.4 This design access and heritage statement is an evolving document that will be updated and amended to assist with the overall design and application process for the development.



## 2. The Design Process

### 2.1 The Site and Surrounding Area.

2.1.1 The application relates to the Grade II listed dwelling named `The Rectory` on Whitburn Front Street and is a semi-detached property in what is a predominantly residential area of Whitburn.

2.1.2 The site is rectangular in shape with an approx. area of 1000sq. metres. The dwelling is set back approx. 26m from the main road across an elevated, grassed embankment. The site is relatively flat with an open frontage and timber fencing to the sides and rear boundaries. The house is semi-detached to the West, dwelling house immediately adjacent on the Eastern boundary, a terrace of houses opposite to the front elevation approx. 68m South and another dwelling approx. 55m away from the rear elevation (North).



Fig.1 - View of `The Rectory` from Whitburn Front Street.



## 2.2 Key Objectives

2.2.1 The client's key objectives are:

- To replace the existing windows which are rotten / in a bad state of repair, thermally inefficient, of poor sound insulation and also a health and safety issue for young children living in the home due to low cill levels and not being safety glazed.



Fig.2 – Example of rotten existing windows requiring replacement.



- The replacement windows are to be of high quality, match the existing windows in terms of style, fenestration, colour etc. befitting a Grade II listed building.
- To replace the existing internal lobby screen which is not an original feature, not in keeping with property and is of poor quality, with a high quality timber glazed door and screen.
- To replace the existing staircase which is also a health and safety issue for young children due to inadequate strength and gaps in the balustrading/spindles.
- To replace the red coloured concrete interlocking pantiles to the rear of the property with new replica slate grey tiles more in keeping with the property.



Fig.3 - View of the front / South elevation.



### 3. Design in detail

#### Amount and Use

- 3.1.1 There are a total of 16 No. windows to be replaced of various sizes. Approx. 107sq. m.of roof tiles to be replaced to the rear of the house. 1 No. internal lobby screen to be replaced. 1 No. staircase including handrail and spindles to be replaced.

#### Appearance

- 3.1.1 The intention of the replacement works / proposed designs is to provide modern quality products to certain elements of the building requiring attention whilst being sympathetic and respectful to the Grade II listed building and surroundings with regards to appearance and construction.
- 3.1.2 Elevations of the new elements will reflect and have similarities with the existing building in terms of materials, aesthetics, detailing etc. and be in keeping with original features.
- 3.1.3 The new windows have been designed to a high standard of detail, providing good levels of sound and thermal insulation whilst retaining the overall existing image of the building. It is very important the windows are replaced for all the reasons stated previously in the clients key objectives.
- 3.1.4 We have included detailed sections to assist in the assessment of the new application.
- 3.1.5 The proposed internal lobby timber glazed screen is to be of high quality and high standard of detail, more in keeping with the property than the existing screen which is not an original feature.

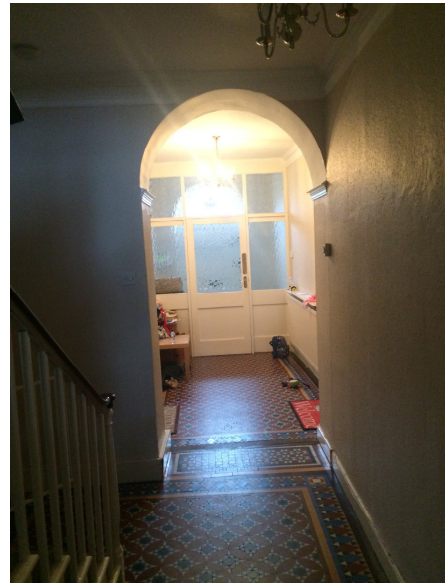


Fig.4 – View of existing internal screen to hallway to be replaced.



3.1.6 The replacement staircase is to be designed by a staircase specialist and will comply with the current Building Regulation Approved Documents Part K & M. The staircase design will also be in keeping with original nature/features of the dwelling and the replacement is also required for the reasons stated previously in the clients key objectives.



Fig.5 - View of existing staircase to be replaced indicating temporary timber safety rails.





3.1.7 The replacement of the existing red coloured concrete interlocking pantiles to the rear roof area with new replica slate grey tiles will benefit the house greatly. The new replica slate tiles will be much more in keeping with the traditional slate look of the original roof.



Fig.6 - View to the rear of the property indicating existing windows and red roof tiles to be replaced.