INFORMATION AND DESIGN ACCESS STATEMENT

WINDOW REPLACEMENT 9 SHOTLEY GROVE, EAST BOL.DON

INFORMATION

Shotley Grove is a building that was built in 2003 and consists of 23 apartments.
The apartments are managed by Brannen & Partners in Whitley Bay.

I contacted them regarding the replacement of my three windows which had many faults and did not open for inside cleaning. Brannen supplied me with an application form for permission to carry out the work. I then contacted the double glazing company for a quote which I accepted and they then supplied Brannen with a Risk Assessment and Third Party Liability and gave them a start date of 26th July 2018. This date is when I return to the UK for two weeks (I reside in Spain) to oversee the replacement.

Three weeks ago Brannen informed me that I required Planning Permission from South Tyneside Council, they also informed me that I should not have a problem due to the fact that in 2010 half of the apartment owners had applied together to have their windows replaced successfully. The reference number used for this work was ST/1080/10/FUL.

I have gained a lot of information from the occupants of Shotley Grove who have had the work completed. I have used some of this information in my application for planning permission which I hope you will accept and view my application favourably.

Proposed replacement of existing timber framed sash style windows with pvc framed sash style windows to match existing.

DESIGN AND ACCESS STATEMENT

PROPOSALS

The existing development was completed in 2003. Since occupation the timber framed windows have suffered numerous technical failures and now require painting.

The technical failures include -

Failure of weather seals resulting in draughts and water ingress.
Failure of spring mechanism resulting in window not opening.
Damage to frames from incorrectly fitted catches.

DESIGN AND ACCESS STATEMENT

PROPOSALS/Cont'd

The cost of both remedying technical failures together with re-decoratng costs makes replacement a viable option and the one preferred by the occupant as expressed by the Directors of Brannen Management Company.

It is proposed that the replacement windows will be pc framed, sash style windows to match the existing for the following reasons :-

PVC framed windows offer considerably lower maintenance requirements than timber framed windows.

PVC framed windows are available which re-produce the frame sizes and details of the traditional sash windows very well.

PVC framed windows are available finished in a white wood grain effect which from a short distance is indistinguishable from a timber window.

USE

The use of the building will not be changed by the proposals.

LAYOUT

The layout of the building will not be changed by the proposals. The pic framed sash windows are to match the existing in opening pattern and glazing bars.

SCALE

The proposed pvc windows are re-produced and the frame sizes details are of traditional sash windows.

MATERIALS

The proposed pvc windows are to be double glazed and frames finished in white wood grain effect.

ACCESS STATEMENT

The proposed pvc windows will not require a regime of re-decoration unlike painted timber framed windows. Scaffold will therefore not be required. The proposed pvc framed windows will have a mechanism allowing inward opening for cleaning from inside.