

Design and Access Statement: Replacement of Windows for Grade 2 Listed Residential Building

Introduction:

This design and access statement outlines the proposed replacement of windows for a Grade 2 listed residential building located within the jurisdiction of the UK planning portal. The project involves the installation of double-glazed windows as a like-for-like replacement to improve energy efficiency and upgrade the property while preserving its historic character.

Background:

The subject property is 3 Mansion House, West Boldon, a Grade 2 listed residential building. The existing Toilet window is single-glazed, and the existing Utility Room patio doors are poorly constructed and installed UPVC doors which are contributing to energy inefficiency, damp / mould issues and compromising the comfort of occupants. The proposed replacement aims to address these issues while ensuring compliance with heritage conservation guidelines.

Objectives:

- **Enhance energy efficiency:** A painted wood double-glazed window and a combination UPVC frame door and window will be installed to improve thermal insulation and reduce heat loss, contributing to a more sustainable and environmentally friendly building.
- **Preserve historic character:** The replacement windows and door will replicate the original materials, and proportions, maintaining the architectural integrity and heritage value of the building, whilst making an improvement on the appearance of the existing patio doors.
- **Ensure compliance:** The installation process will adhere to relevant planning regulations, conservation policies, and guidelines to obtain necessary approvals and permissions.

Access Considerations:

The replacement windows and door will not alter the external appearance or access points of the building. Access routes for construction activities will be planned to minimise disruption to the surrounding environment and neighbouring properties. Any temporary obstructions or safety measures will be implemented in accordance with health and safety regulations.

Conservation Impact Assessment:

The installation of double-glazed windows and door will not detract from the historic character or special architectural interest of the property. Measures will be implemented to mitigate any potential adverse effects on the building's fabric or visual appearance.

Conclusion:

In conclusion, the replacement of windows for the Grade 2 listed residential building aims to improve energy efficiency and upgrade the property while preserving its historic integrity. The proposed double-glazed window will comply with relevant planning regulations and conservation guidelines. This project represents a balanced approach to heritage conservation and sustainable development, ensuring the long-term viability, energy efficiency and enjoyment of the building for future generations.