

PLANNING DESIGN AND ACCESS STATEMENT

Application: Replacement of Existing Timber Double-Glazed Windows, Timber Curtain Walling and Entrance Door Features

Site Address:

Self-Contained Flats at
1-7 The Sidings
Castle View
Clitheroe
BB7 2JS



The Sidings, Clitheroe (Elevation AA)

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of the existing timber double-glazed windows, timber curtain walling systems and entrance door features at the self-contained flats located at 1-7 The Sidings, Castle View, Clitheroe.

The proposal seeks to replace the existing ageing timber elements with high-quality, low-maintenance Rosewood-coloured uPVC double-glazed windows and Rosewood-coloured aluminium curtain walling and entrance door systems. The replacement products have been selected to retain the appearance and character of the building whilst improving durability, security, thermal performance and long-term maintenance requirements.

2. Site Description and Context

The application site comprises a purpose-built residential apartment building situated within The Sidings residential development in Clitheroe.

The building occupies a prominent position within an established residential area and is characterised by a combination of brickwork, pitched roofs and timber-framed glazed elements. The existing building incorporates timber double-glazed windows together with timber curtain walling and entrance feature glazing to both the front and rear elevations.

The surrounding area consists predominantly of residential properties of varying architectural styles and materials. The application site is well integrated within its surroundings and benefits from established vehicular and pedestrian access arrangements.

3. Existing Building

The existing building includes:

- Timber double-glazed casement windows.
- Timber-framed curtain wall glazing systems.
- Timber and upvc/composite entrance screen and door assemblies.

Although these elements remain functional, they have become increasingly weathered and maintenance intensive. The timber frames require ongoing decoration and repair, and replacement is now considered necessary to ensure the continued performance and appearance of the building.

4. Proposed Development

The proposal comprises:

Removal of Existing Elements

- All existing timber double-glazed windows.
- Timber curtain wall glazing systems.
- Timber and upvc/composite entrance screens and doors.
- Associated timber framing and glazed feature elements.

Installation of New Elements

- Rosewood-coloured uPVC double-glazed windows throughout.
- Rosewood-coloured aluminium curtain walling systems.
- Rosewood-coloured aluminium entrance door assemblies and glazed screens.

The replacement units will be installed within the existing structural openings and will closely replicate the current arrangement of glazing and framing.

No changes are proposed to:

- The footprint of the building.
- Building height or massing.
- Existing window openings.
- Residential use of the property.
- Access arrangements.

5. Design Principles

Amount - The proposal is limited solely to the replacement of existing windows, curtain walling and entrance door features. No extension or enlargement of the building is proposed.

Scale - The scale of development remains unchanged. Existing openings will be retained and all replacement units will be fitted within the current apertures.

Layout - There are no changes to the layout of the building, internal arrangements or external circulation routes.

Appearance - The design approach has sought to preserve the established character and appearance of the building. The proposed Rosewood-coloured frames have been selected to closely replicate the appearance of the existing stained timber features. The replacement systems will maintain:

- Existing glazing patterns.
- Window proportions.
- Opening arrangements.
- Curtain wall configurations.
- Entrance feature locations.
- Overall visual character of the building.

The new windows will be standard uPVC units, comparable to systems such as the Eurocell Modus Standard Sash, and will replicate the proportions, opening arrangements, and overall appearance of the existing windows as closely as practicable. All new windows will comply with current Building Regulations. Proposed Curtain Wall/Entrance Door Systems to be Bamford Modular Door System. Eurocell and Bamford product information provided as part of this application.

Materials

The materials within this proposal are as follows:

Existing Material

- Timber double-glazed windows
- Timber curtain walling
- Timber and upvc/composite entrance doors and screens

Proposed Material

- Rosewood uPVC double-glazed windows
- Rosewood powder-coated aluminium curtain walling
- Rosewood powder-coated aluminium entrance doors and screens

The selected materials offer significant benefits, including:

- Increased durability.
- Reduced maintenance requirements.
- Improved weather resistance.
- Enhanced thermal efficiency.
- Improved security performance.
- Longer service life.

6. Impact on Character and Appearance

The proposal has been designed to ensure that the external appearance of the building remains largely unchanged.

The Rosewood finish replicates the visual qualities of traditional timber while providing the benefits of modern materials. The existing fenestration pattern and architectural form of the building will be retained, ensuring the proposal integrates successfully with both the host building and surrounding residential development.

The replacement works will improve the overall appearance of the property by replacing weathered and ageing timber elements with high-quality modern systems of a similar appearance.

As such, the proposal will preserve the character and visual amenity of the area.

7. Residential Amenity

The proposed development will not adversely affect the amenity of neighbouring residents.

The replacement works do not alter:

- Window locations.
- Building height.
- Building footprint.
- Viewing relationships.
- External lighting arrangements.

Accordingly, there will be:

- No loss of privacy.
- No overlooking impacts.
- No increased overshadowing.
- No loss of daylight or sunlight.
- No increase in noise or disturbance once construction works are complete.

8. Sustainability and Energy Efficiency

The proposed replacement systems will significantly improve the performance of the building envelope.

Benefits include:

- Improved thermal insulation.
- Reduced heat loss.
- Enhanced airtightness.
- Improved weatherproofing.
- Reduced maintenance requirements.
- Increased lifespan of external building components.

The installation of modern double-glazed systems will contribute toward reducing energy consumption and improving occupant comfort within the apartments.

9. Access

No changes are proposed to existing access arrangements.

The development will retain:

- Existing entrance locations.
- Existing pedestrian access routes.
- Existing circulation arrangements.
- Existing accessibility provisions for residents and visitors.

The proposal therefore maintains current levels of accessibility and inclusive access.

10. Conclusion

The proposed replacement of the existing timber double-glazed windows with Rosewood-coloured uPVC double-glazed windows, together with the replacement of timber curtain walling and entrance door features with Rosewood-coloured aluminium curtain walling and entrance systems, represents a sympathetic and appropriate enhancement to the property.

The proposal will:

- Preserve the established appearance and character of the building.
- Replicate the existing fenestration pattern and architectural features.
- Improve thermal performance and energy efficiency.
- Enhance security and weather resistance.
- Reduce long-term maintenance requirements.
- Have no adverse impact upon neighbouring amenity.
- Maintain existing access arrangements.

The development is therefore considered to be a sustainable and visually appropriate form of improvement and is respectfully recommended for planning approval.