

DESIGN AND ACCESS STATEMENT

KINGSHILL COURT,
STOW HILL, NEWPORT,
GWENT. NP20 4DT



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

It is the intention of the management committee of the above property to replace some windows to the front and rear elevations mainly within the communal areas and 1 to Flat 3.

From the outside all the properties that share the Kingshill Court address appear very different. Each of the properties has a different façade and while all the windows comprise of a different style and proportions, they are all white.

The current windows are white timber with double-glazing which over time have become old and inefficient.

We now intend to replace these windows with high quality white PVCu sliding sashes to the front that will return the front windows to a more appropriate style to the host property. The rear windows are to be in the same style with the low opening top casement vent. There has been other flats approved for PVCu sash and casement windows under 23/0244 and 24/0524 that incorporated the sliding sash to the front and the casement opening window to the rear.

These new windows will replace the defective ones to give additional insulation values and security to the property that new double-glazing can provide.

The property falls within the St. Woolos Conservation Area and as such the windows will need to be in keeping with the area and it's surrounding properties.



SURROUNDING AREA: The surrounding properties are very similar in style and design with the white windows in a mix of opening styles and materials.

AMOUNT: There will be 7 new windows to the property. 1 No. to the front and 6 No. to the rear.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings.

LANDSCAPING: Our proposal will not require any landscaping, as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged, as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use high quality Sliding Sash PVCu windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level. The Sliding Sash has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

The proposed windows are to be white PVCu sliding sashes to the front and casements to the rear; all with double-glazed sealed units. This way the property is benefiting from having quality PVCu double glazed windows, which will enhance the property and the surrounding buildings while giving our owner's the much-needed upgrade in performance.

In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The new windows to the front will be sliding sashes to match some of the others. This will return the property to a more traditional look with the sliding sashes as they would have been many years ago before they were replaced with the current low top hung opening designs. The rear windows that are not seen can remain in the same opening style as their impact here will be

minimal and will not appear to have been changed.

These windows will match those in profile size and finish as those approved under 23/0244.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style or improved style and will look visually improved from the current windows.

Trickle vents have been included as part of the recent legislation on ventilation and are shown on the plans and were approved under 23/0244.

The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still be in the same state of disrepair and be in need of regular upkeep. They would also continue to deteriorate year upon year. The applicants do not want to replace the windows with timber products again as being a flat and communal areas maintaining the exterior finish of the windows is not easy. This building has several windows to maintain and these replacements in high quality PVCu will improve the look of all the elevations and surrounding properties.

Furthermore, the window supplier is a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING, OR ITS SETTING.

We have carefully considered the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames. Therefore, no additional harm will be caused by these new windows as they will be sympathetic to the host building and the public benefit is the property owners can reduce their heating costs by having high quality double glazing.