

14 St James Park, Higher Street, Bradpole, Bridport, DT6 3UR

Statement of Heritage Impact for: 14 St James Park

Proposed change : Conversion of loft space and insertion of new rear facing window and roof lights .

Reference and property description.

The property is a first floor domestic dwelling. The property is leasehold within a small development having the external layout of a 3 sided u-shape (described by estate agents as resembling an Oxford quadrangle) with white painted casement opening windows, which are all double glazed. Construction to all elevations is a mixture of stone and brick, with slate roof tiles to the roof with some dormer style windows. This application does not impact the development's front face aspect as the features proposed are completely to the rear.

Flat 14 in the development is accessed via secure entry doors on the ground floor. The estate is accessed via a privately owned road from Higher Street and the majority of the properties front elevations under consideration are not visible from the public road – Higher Street. At the rear of the development various modifications have been enacted including wide aspect patio doors and conservatories. The view from the proposed new window is across fields and rears of properties in Higher Street, Middle Street and Forster Street and contains numerous features of solar panels railings sheds etc. These are at the rears of properties whose frontage is on those streets. The following aspects of the proposal respect and enhance the heritage significance of the Conservation Area, for the following reasons:

- The proposed White UPVC Casement windows opening with glazing bars will match the existing ones on the floor below size and scale
- The proposal could improve the view from Forster Street, Higher Street and Middle Street.
- The double glazing is designed to be sympathetic to the existing appearance.
- The use of white uPVC is consistent with the application applied to existing conservatories and patio doors in the Knapp Estate complex.
- The Velux windows used will match those used in the rest of the Knapp Estate development.

Energy Efficiency: The new windows are to be double glazed UPVC with a gap of 28mm and the Velux the same. The choice of white UPVC windows with higher thermal efficiency, in the same style as the majority of windows in the development means that over all the look of the property will not be changed and the longterm investment to the property and environmental benefits of higher energy efficient windows demonstrated. The space created would enable the COVID-19 friendly “working from home “opportunity for an over 55 years person or couple.