

# **Design and Access Statement**

## **Window Replacement Works**

**St Mary's Catholic School**

**Windhill**

**Bishop's Stortford**

**Hertfordshire**

**CM23 2NQ**

**P19-301**

**January 2021**

## **Introduction**

This Design and Access Statement has been prepared in support of the planning application for replacement windows to the school.

## **Site Address**

St Mary's Catholic School, Windhill, Bishop's Stortford, Hertfordshire, CM23 2NQ.



## **Site and Context**

St Mary's Catholic School is a voluntary aided secondary school for pupils aged 11-18. The school is located to the north-west of Bishop's Stortford and lies within a conservation area. The main school entrance is off Windhill and the site comprises a mixture of buildings, amenity spaces, sports field and car parking.

## **Proposal**

The proposed works are for the removal of defective single glazed metal (crittal type) windows to the ground and first floor replacing with white uPVC windows. The proposed replacement windows are to an elevation which faces an access drive (ie. not a principle elevation fronting the main highway) to some neighbouring properties which also leads to a public footpath.

The proposed uPVC windows will provide improved thermal performance to the buildings and also enhance safeguarding and security for pupils.



Existing windows (note, view to side of school)  
(windows circled are being replaced)



Example window being replace

### **Assessment of Planning Policy and Heritage Assessment**

NPPF – National Planning Policy Framework

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.’ (NPPF Paragraph 14).

‘Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; (NPPF Paragraph 72).

The proposal will allow urgent improvements of defective window areas improving the visual appearance of the elevations and providing an attractive, robust and low maintenance material and finish to the elevations. The existing windows are currently fixed shut affecting ventilation. New windows will provide ventilation to the rooms whilst also improving security. They will not impact the significance of the conservation area.

### **Heritage Assessment**

The St Mary’ Catholic School site sits within a conservation area identified as ‘Area 5’ in the Bishop’s Stortford Conservation Area Appraisal and Management Plan adopted December 2014.

AREA 5. Clause 6.287.

Area 5 consists of the remainder of the town including the main historic core centred on the Market Square. Within this area the main streets are Windhill, High Street, King Street, Basbow Lane, North Street, Water Lane, Church Street, Market Street and Bridge Street.





Chapter 9, Built Heritage (BH5) of the current Adopted Local Plan, 2007 states;

BH5 Extensions and Alterations to Unlisted Buildings in Conservation Areas

Proposals to extend or alter an unlisted building in a Conservation Area which require planning permission will be permitted where they are sympathetic in terms of scale, height, proportion, form, materials and siting in relation to the building itself, adjacent buildings and the general character and appearance of the area

The proposed materials for the windows are considered sympathetic to the block and in keeping with others on the school site and typical for educational buildings.

**Justification Statement**

The proposed replacement of existing windows addresses the poor thermal performance and condition of these existing elements. The replacement of the windows with uPVC will provide a more comfortable teaching and learning environment for pupils and staff. Any health and safety risks (poor ventilation and security) associated with the failing windows will be mitigated.

**Design & Access**

**Use**

St Mary's Catholic School is a voluntary aided secondary school for pupils aged 11-18. The school is located to the north-west of Bishop's Stortford and lies within a conservation area. The main school entrance is off Windhill and the site comprises a mixture of buildings, amenity spaces, sports field and car parking.

**Amount**

There is no additional floor space or other extension proposed.

**SCALE**

Replacement windows will match the existing in terms of size and area.

**Landscaping**

There are no proposed changes to the landscaping in respect of the proposed application.

**Appearance**

Replacement double glazed, uPVC white windows to the block will match the general appearance of windows provided on other blocks around the school site.

**ACCESS**

There are no proposals for new, or alterations to existing access to the school.