



Design and Access Statement

For replacement windows and door
19 Hall Street, Soham, Ely CB7 5BN

For: Mr Mr Jack Munro

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Design and Access Statement

The application is for the replacement of external windows and doors: – 19 Hall Street, Soham, Ely CB7 5BN

The DAS has been written to comply with Article 4 of the Town and Planning Order 1995 and in accordance with the National Planning Policy Framework (NPPF) and policies by Core Strategy Policies 2011 with Supplementary Planning Documents and within Bedford District council with relevant policies.

The design and access statement relate to the replacement of all external timber casement windows & door to the external walls of 19 Hall Street, Soham, Ely CB7 5BN. The building is situated in a mainly residential area with a mix of house types and ages. A grade II listed property. We believe that most existing windows and doors don't have any historical value as they are installed in deferent periods which is devalue the property.

This statement should be read in conjunction with the following drawings:

Title

Existing Elevations

Proposed Elevations

Proposed windows design

Site Plan and Location Plan

Background and Planning History

Cottages, probably of different building periods in the C18 and early C19. Timber framed, roughcast rendered with the left hand gable end of clunch and the right hand gable end of brick. Steeply pitched roof of red pantiles with end parapet to right hand. One ridge and two end stacks. One storey and attics. Four cat-slide dormers. Four windows now blocked and three doorways, also blocked. Single storey shop wing to right hand with lower pantiled, mansard roof.

The mismatched window styles across cottage house have deteriorated to a desperate state to be replaced as restoring them is neither practical or in keeping with heritage conservation. Advice had been sought from the planning authority as it was apparent that Listed Building Consent would be required to replace the windows with the outcome being this application.

Design:

W1	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W2	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W3	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar

W4	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W5	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W6	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W7	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W8	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W9	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W10	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W11	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
W12	Timber casement window painted in white with horizontally Georgian bar	Timber casement window painted in white with horizontally Georgian bar
D1	Cottage door painted in light green	Cottage door painted in light green

The new proposed timber casement windows will not detract attention away from the original building and will be sympathetic to the character of the property. A new design of flush casement windows we believe more appropriate to the property as per original window which improve the historical look of the property.

The new proposal will only serve to enhance the property both visually and economically, blending naturally with the surroundings.

The new timber windows are much more energy-efficient than the older design and will significantly decrease energy loss and subsequently reduce energy bills.

In terms of environmental conservation, due high concerns of global warming, the proposed new windows will only have a positive impact on the environment as the reduction of CO2 emissions will only serve for a more environmentally friendly installation.

Layout: Design considerations have been given to the historical value and building regulations. There will be no changes to the layout of the property.

Siting: It is generally accepted that the only way possible to improve the functionality of the existing and retain the historic appearance is to retain similar features that the existing window provide.

Scale: The size and position of the windows and doors will replace the existing with new bespoke timber windows and doors. In terms of additional space, there will be no change to the footprint of the property in any way.

Landscape: There will be no changes to the layout of the property.

Access: The existing access remains unchanged.

SUSTAINABILITY:

It is intended that the proposed replacement windows will be constructed to good standards in order to meet the current standards required by the Building Regulations in order to minimise CO2 emissions. The new windows and door will be well fitted; this will help to make the internal environment more comfortable for the occupiers and more thermally efficient and acoustically improved for modern day living.

CONCLUSION:

The replacement windows & door will result in quality conformity of window styles and features following historic patterns in lieu of convenient fashioned windows that currently exist.

The deliberate style with the appropriate design, material and natural timber finish choices will make a positive contribution to the built environment that should not be considered in isolation, but considered to enhance the heritage importance and maintain the characteristics and appearance of the terrace house particularly in protecting any adverse impact on that character that could be considered harmful to the property of a Listed building.

The many projects in conservation areas and listed buildings across the country were approved and carried out with slimline heritage flush casement windows with slim double glaze units and some of them are in the Bedfordshire area:

Willbrooke, Langley Lower Green, Saffron Walden, CB11 4SB

8 High Street, Turvey, Bedford MK43 8DB

22 High Street, Sharnbrook, MK44 1PG

In summary, it should be made clear that to all intents and purposes, all systems installed had a very negligible impact, if at all, and only have a positive effect to heritage appearance of the buildings.+

Existing windows various designs





Neighbouring similar house with proposed style window



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