

Design & Access Statement including Heritage Statement – Proposed replacement of existing windows and doors on a like for like basis using pvcu in place of timber – Boathouse Flats, Vicarage Road, Bude EX23 8LN

Introduction

The proposal is the replacement of all windows and doors on a like for like basis using pvcu in place of timber.

The existing windows are coming to the end of their life – with timber rotting and leaking. The proposal involves the bespoke manufacture of windows to exactly match the existing in style but using pvcu as the base material in place of timber. The most recent window change on record is that of replacing the first floor windows in the north elevation of the building in 2002.

The proposed replacement windows are known as Residence 9 and a typical example is attached as one of the application documents. The residence collection can be viewed at www.residencecollection.co.uk

The windows can be viewed from the canal towpath and from Vicarage Road as the nearest public viewpoints. The change in material will not be apparent from this distance.

The proposal is considered to conserve and enhance the Conservation Area through maintaining the external appearance of the building as at present.

Relevant Planning Policies

The relevant Development Plan policies include:

Cornwall L P Strategic Policies 2010 – 2030, policies 1, 5, 12, 21, 24 and PP13.

NPPF February 2019 – Chapter 2 Achieving sustainable development, paragraphs 7-10; The presumption in favour of sustainable development - paragraph 11; Chapter 11 – Making effective use of land; Chapter 16 – Conserving and enhancing the historic environment.

NPPG 2014

Location and Setting

The Lifeboat House Flats are located in the Falcon / Brendon Car Park and are contained in a separate building to the remaining residential development to the south of the car park. The proposal would have no significant impact on the location or setting of the building within the locality. The site is within the Bude Conservation Area.

Design & Landscaping Considerations

The proposal has no particular design or landscaping implications. The proposed windows would match the existing window designs as would the doors.

The overall effect would not impact on the appearance of the building to public or other views. There are no landscaping implications.

Access

Access to the site would not be affected.

Heritage Asset assessment

The Boathouse Flats were derived from the old lifeboat house through conversion – probably back as far as the 1960's. At one time prior to the current use the building was used as a vehicle repair garage. The building has in essence remained unchanged in appearance throughout other than for various fenestration changes – particularly the dormers at first floor level – when the building was first converted and each end of the building having high doors – to accommodate the lifeboat.

The building is in a relatively prominent position to the south of the Bude Canal in close proximity to Falcon Bridge.

The proposal to replace the windows on a like for like basis but using pvcu material in place of timber will have no impact on the appearance of the building, particularly to public views, but will enable more effective and longer lasting protection to the building through improving insulation and reducing internal condensation problems.

The conclusion of the brief assessment is that the proposal will conserve and enhance the Conservation Area.