

DESIGN AND ACCESS STATEMENT

For

REPLACEMENT TIMBER WINDOWS

At

28 CANAL ROAD, NEWTOWN, POWYS, SY16 2JN

On behalf of

MR T CARTER

Introduction

This Design and Access Statement supports a full Planning and Listed Building Consent application for the replacement of existing unauthorised UPVC windows/door with timber double glazed casement windows/door at 28 Canal Road, Newtown, Powys, SY16 2JN.

The existing and proposed details are indicated on Morris Marshall and Poole plans 23/163/P 01-03.

Heritage Asset

28 Canal Road is a Grade II listed property (CADW reference 8124) and the description for the listing is as follows:

Three storey English garden wall bond brick pair of houses with weaving loft. NW gable is built onto the stone revetment wall of Llanllwchaiarn Road, the other formerly abutting the Montgomery Canal. Gently pitched slate roof, plain brick eaves cornice. Lateral chimneys to rear elevations. 2 light small paned windows under eaves. Casements to left and centre, sliding sash to right. 2 light small paned casements to first and ground floors. Cambered header arches, shallow reveals. Doorways to extreme left and right. Later C19 timber porches, gabled slate roofs, bargeboards and finials; panelled sides. Doorway at road level to left gable end. Heavy frame, plank door. 1 tier of 2 light small paned windows to right end wall. Cambered arches. Modern cut window at first floor. Three 2 light casements under eaves at rear, cut modern windows to ground floor.

Site Description

The site lies on the north eastern end of Newtown and is served by an existing pedestrian access off the B4568.

The property is semi detached, located well below the level of the B4568 and the site in broad terms is bounded to the south by the River Severn, North by the B4568 and residential properties to the East and West.

Proposed Development

The application seeks full Planning Permission and Listed Building Consent, for the replacement of unauthorised UPVC windows/door with double glazed timber casement windows/door.

On the South Western elevation three windows will be replaced with softwood timber painted white and double glazed windows.

On the North Eastern elevation four windows will be replaced with softwood timber painted white and double glazed windows.

On the North Eastern elevation a fully glazed door will be replaced with softwood timber painted white and double glazing.

Planning Policy

The following planning policy and legislation has been considered as part of the preparation of the applications:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Wales 11th Edition 2021
- Conservation Principles published by CADW
- Technical Advice Note (TAN) 24: The Historic Environment & Annexes's
- Powys Local Development Plan 2011-2026 (2018)

Assessment

Use

The use of the existing building will remain residential.

Amount

The application is for seven windows and one fully glazed door.

Layout

There will be no changes to the internal or external layout of the property.

Scale

The scale of the property will be unchanged.

Appearance

The appearance of the property will change given the reinstatement of timber double glazed windows.

Access

The access to the property will remain unchanged.