



wildblood macdonald

RETROSPECTIVE INSTALLATION OF  
UPVC FRAMED DOUBLE GLAZED WINDOWS

AT

YEW TREES

MAIN STREET, ABERFORD

LEEDS

SUPPORTING DESIGN & ACCESS STATEMENT  
AND FLOOD RISK ASSESSMENT

Revision A

July 2023

2805-3.01

## Introduction

Wildblood Macdonald Architects have been instructed by Mr Best (R&S Services Ltd) to seek approval for replacement UPVC double glazed Windows already installed.

This design and access statement is submitted to meet the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015. It has also taken account of the CABI publication, "Design and Access Statements – How to Write, Read and Use Them" (June 2006) and the National Planning Policy Framework (March 2012). It should be read with the drawings and other material accompanying the planning application and be treated as part of that planning application.

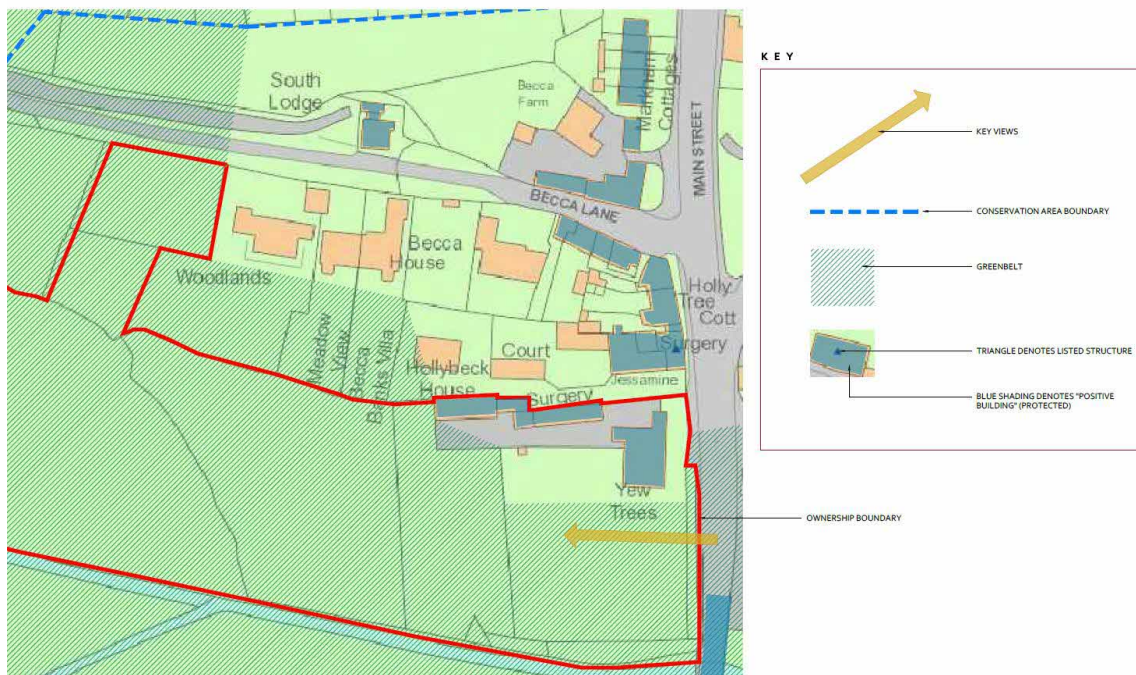
Both the 2015 Order and the CABI document set out the issues to be addressed in Design and Access statements. They should describe the design principles and concepts that have been applied to the development and demonstrate the steps taken to appraise its context and how the design takes that context into account.

They should describe how issues relating to the access to the development have been dealt with, explain the policy adopted as to access, show how relevant local development documents have been taken into account and give an account of any consultation undertaken.

## Site Context and relevant statutory designations

The application site falls within the heart of the village of Aberford and sits (partially) in greenbelt and in the Aberford Conservation area.

The host building (Yew trees) is noted as a "positive" building in the conservation area appraisal. It is a large detached structure, formerly used as a dwelling. The current use is for commercial offices. The change of use to offices was granted in 2002.



Site constraints and context

In 2020 permission was granted via a 'Prior approval' mechanism to revert the building back to C3 use. This permission has not been implemented.



West elevation of host building, showing stone walls and pantiled roof



*South elevation of host building, showing projecting bay windows*

## THE APPLICATION PROPOSALS

### Use:

The proposed use for development will remain in it's current use as commercial office, with ancillary storage above.

### Proposed Works:

The application is for the retrospective installation of replacement windows using UPVC framed double glazed units, replaced with openers and glazing bars to replicate the original fenestration.

### Layout:

The original layout of the property is not altered.

### Trees and landscaping:

This application does not include any works to surrounding trees or hedges.

### Appearance:

The replacement windows have been installed to replicate the original design, they do not include projecting cills, with the windows set back from the face of the walling. The timber window surrounds that were present over the entrance doors on the East and South elevations have been removed with the stone cill now exposed to match the other first floor windows.

### Access and highways:

The existing vehicular access is maintained. Pedestrian access is via paths direct from Main Street

### Drainage and flood risk:

The site falls within flood zone 3 and is generally vulnerable to flooding. There is no change in existing floor levels within the proposals, therefore there is no increased risk from that which exists currently. We enclose the Flood map and the Environment Agency Flood Form for confirmation.

We commend these proposals to The Council.

Wildblood Macdonald Architects

July 2023