

Design and Access Statement – Rachel Bell, 49 Oakfield Road (PP-12581409)

This statement refers to an application for Listed Building Permission for a proposed enhancement to windows and doors at the rear of the property at South Parade Mansions, 49 Oakfield Road, Bristol, BS8 2BA

Background

The proposed works are to be completed on the basement flat in the above property. The property forms part of listing number 1282191 for South Parade Mansions, 47-71 Oakfield Road. The principal areas referred to in the listing include the terrace and the front area railings. Particular details of concern include the front windows, balconies and railings as external features.

Note there is also a reference in the listing as follows: “For these purposes, to be included in the curtilage of the building, the object or structure must have formed part of the land since before 1948.”

Details of Proposed Works

The works comprise the replacement of two windows and the French doors sited in the kitchen extension that was added to the rear of the property in the 1990s. Based on the reference as quoted above, we believe these replacements do not require listed building permission, but have included them in the application as they are to be completed together with the rear door. It is proposed to replace the rear entrance door that is within the original curtilage of the rear of the building.

The works will replace existing single glazed, white painted timber framed units with double glazed white uPVC units. Care has been taken to ensure that the design of the proposed replacement units matches the existing units as closely as possible, including the number of panes in each window and door. Estimates and quotations have only been sought from suppliers who have agreed to match existing designs. They have also provided details to prove their adherence.

Principles followed

The key principle driving the work is energy efficiency. The existing units are in good condition and would not require replacement based on appearance or basic function. However, the thermal performance of these units is far below that which can be achieved by the proposed replacements. As owner of the property, I am keen to reduce my ongoing carbon footprint by reducing the required energy input into the property in order to maintain comfortable living conditions.

The second principle is to retain the existing appearance and, in doing so, retain the full character of the property as it exists. I believe that the items selected meet this requirement in full.