

Design, Access and Heritage Statement

The Proposal

The proposal is to replace 3 windows in flat 6 and 4 windows in flat 7. These windows are currently timber and are no longer fit for purpose. The proposal is to replace them with aluminium windows, matching as closely as possible the colour and style of the existing windows.

History of the Property

The property was previously used as a snooker club before being converted to flats. The proposed works are to the property adjoining the listed building (45 and 45a, South Street: 1026659) but the flat itself is not listed and has no historical significance.

Archeological Implications

A previous application to create external dormers to the front and rear was assessed by James Kenny. His response was that this proposal "*would be seen to have no archaeological implication.*" Given that this proposal seeks to make minor changes externally, replacing all 4 of these windows with a similar style and colour, we propose that this proposal also has no archeological significance.

Design Principles

Scale

There is no change to the scale of the property in this proposal.

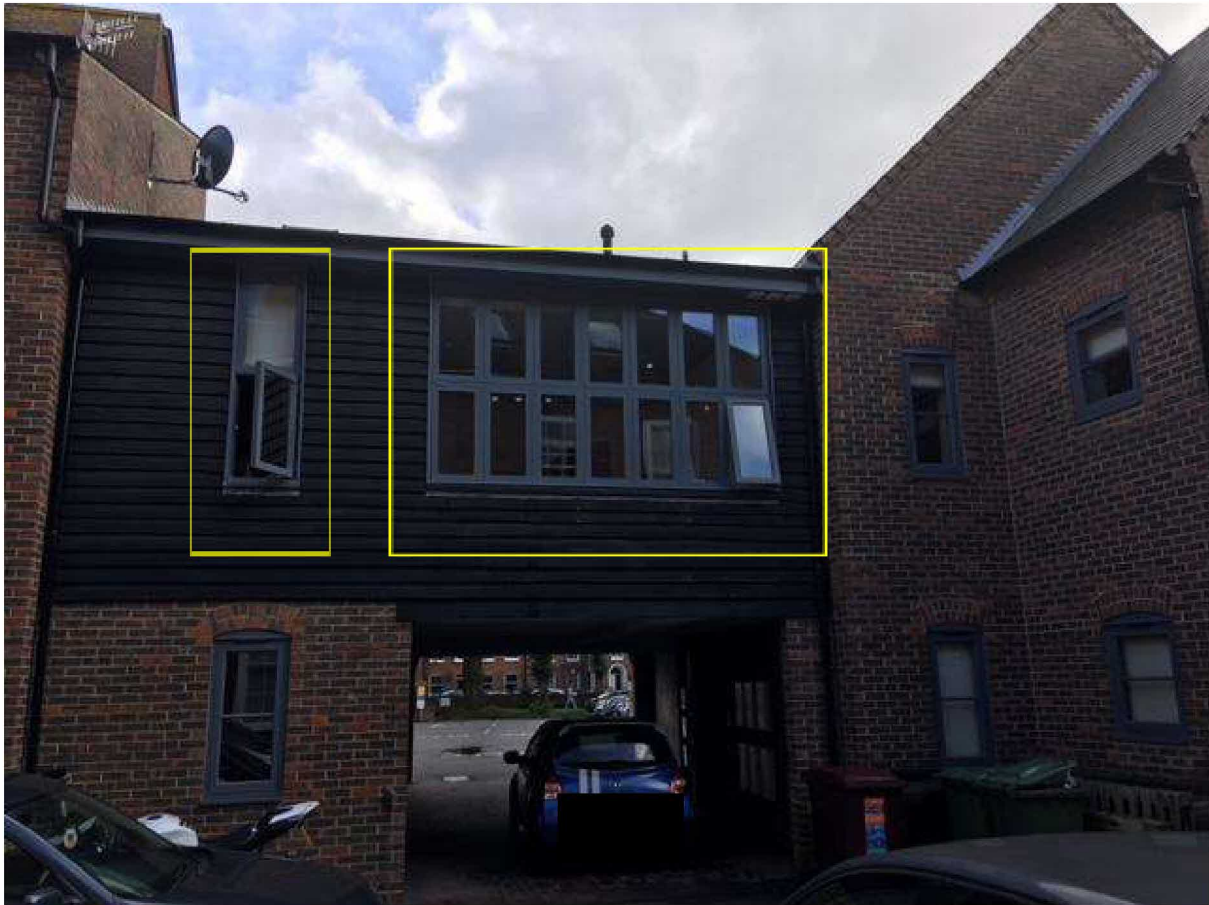
Layout

There is no change to the layout of the property in this proposal.

Appearance

This proposal would have minimal impact on the appearance of the property as the new windows would be as similar to the existing as possible in colour and style.

Existing Rear Elevation Windows to be replaced



Existing Front Elevation Windows to be replaced



Access

The proposal does not change access arrangements to the property for pedestrians or vehicles.

During construction, necessary arrangements would need to be made particularly for construction vehicles, storage arrangements and designated works areas. This would be outlined in a construction plan.