

Design & Access Statement

For the proposed replacement door, front windows & new rooflight at

73 William Street, Herne Bay, Kent, CT6 5PB

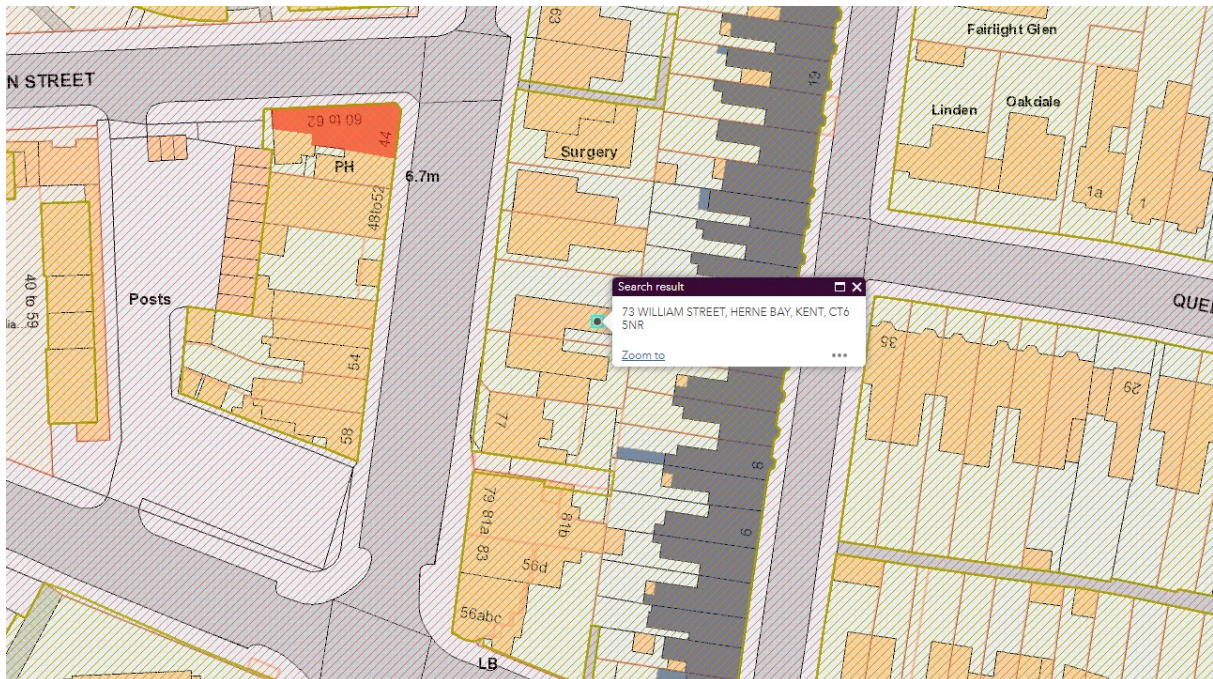


1.1 - INTRODUCTION

This design statement, which accompanies the full planning application for the replacement door, windows to the front elevation and introduction of a roof light at 73 William Street, Herne Bay, Kent supports the application by addressing the following planning objectives:

1. To enhance and contribute to the appearance, character and social mixture of the immediate area and the general area as a whole.
2. To achieve the above in a way which compliments and enhances the surrounding neighbouring developments.
3. To address local and national policies, providing positive contributions to the sustainability of existing housing stock needs by making thermal upgrades and reducing the carbon footprint of the dwelling.

Local Plan extract map:



This statement provides information additional to that contained within the submitted plans, documents and application forms, in particular the site strategy of the development, an explanation of the architectural design of the proposal and an assessment of the visual impact of the development. The site falls within a Conservation Area and an extract from the Canterbury City Local Plan is provided on the previous page. The site doesn't have any planning history according to the Planning Constraints map and accompanying council database.

1.2 - LAYOUT

The layout will be unaffected by the proposed works.

1.3 - SCALE

The Scale will be unaffected by the proposed works.

1.4 - APPEARANCE

The existing single glazed white painted timber windows are not only thermally inefficient but they are also beyond economical repair. We can salvage the timber box sashes and insert heritage style double glazed white UPVC, sash style windows within the existing boxes. This will retain as much of the original character of the property as possible whilst providing a viable and thermally efficient end-result for the homeowner.

We have had vast success with similar proposals as have other applicants within the Conservation Area, some examples of which are below:

Planning Application: CA/21/01205

Address 56B William Street, Herne Bay, Kent, CT6 5PB

Proposal Replacement bay window on front elevation from timber to uPVC.

Decision GRANTED

Planning Application: CA/23/01293

Address 82 Station Road West, Canterbury, CT2 8AN

Proposal Replacement of all windows from timber to UPVC.

Decision GRANTED

Planning Application: CA/23/01639

Address 34 Lancaster Road Canterbury Kent CT1 3QE

Proposal Replacement windows from timber to UPVC to front and rear elevations.

Decision GRANTED

Planning Application: CA/23/01400

Address The Firs 28 Victoria Park Herne Bay Kent CT6 5BL

Proposal Replacement windows from timber sash to UPVC sash to front elevation.

Decision GRANTED

Planning Application: CA/23/01071

Address 26 Great Stour Place St Stephen's Fields Canterbury Kent CT2 7EY

Proposal Replacement windows from timber to UPVC to front and rear elevations.

Decision GRANTED

1.5 - ACCESS

Access arrangements unaffected as a result of the works.

1.6 – TREES / LANDSCAPING

Landscaping will be unaffected by the proposed works.

1.7 - CONSULTATIONS

Formal pre-application advice has not been sought from Canterbury City Council for this application based on local knowledge and recent similar success in the area. Our clients will discuss the project with the local community at all relevant stages of the project.

1.8 - SUMMARY

The proposal is intended to improve and enhance the current site, in a predominantly residential area. The design and finishes have been created to present an interesting, sensitive architectural character and appearance, which is intended to blend in and compliment with the existing buildings and surroundings.

For the reasons set out in this report we would hope that planning permission will be forthcoming.