

Applicants: Mrs Claire Dobson & Mr George Dobson (homeowners)

Date: 05/02/2024

Reference: PP-12781132

Design and Access Statement

Approval is sought for the replacement of the existing white framed UPVC front and upper rear windows with white framed UPVC windows, and the replacement of the blue UPVC front access door with a black UPVC door at 5 Cole Road, Watford, WD17 4QR. The property is located within the Nascot Conservation Area.

The proposals are intended to both improve the overall appearance and the energy efficiency of the property. The existing windows and door are over 20 years old and do not adhere to modern standards of energy efficiency, or current fire and building regulations. Nor is the design of the existing windows in keeping with the original design of the property, or the other properties in the Conservation Area.

The design of the replacement front and rear bedroom windows will be more sympathetic to the original design of the property and the Conservation Area. The existing front windows of the property are of non-historic Georgian style and the rear bedroom window is of casement style. Under this proposal these windows will be replaced with Victorian style sliding sash windows. This will restore the original Victorian aesthetic of the property, which will enhance its and the Conservation Area's character and appearance.

The existing rear bathroom window and the proposed replacement are both of casement style, therefore the replacement of this window will conserve the character and appearance of both the property and the Conservation area.

The replacement materials used in all the windows will be like for like; the current windows are constructed of white UPVC and the proposed replacements will also be constructed of white UPVC.

The existing front access door is constructed of blue UPVC. The proposed replacement will be constructed of black UPVC. This colour is in keeping with the colour of doors on other properties on Cole Road, and in the rest of the Conservation Area. The glass above the door is currently clear with a white UPVC frame, and under this proposal this glass will be replaced by clear glass with a white UPVC frame, which will conserve the character and appearance of both the property and the Conservation Area.

To replace the existing windows and door we have chosen the Quickslide range of sliding sash windows and the Edinburgh style of front door, which are of a high quality and have been approved for use elsewhere in the Conservation area. The brochures for both these products have been attached to the application.

Should you require more information please contact me via the provided phone number or email.