

DESIGN, ACCESS, AND HERITAGE STATEMENT

Planning application for Replacement of windows and doors from timber frame to white double glazed UPVC with like for like appearance

5 Victory House, Collingwood Court, Oxford Street, Tynemouth, NE30 4PR
8 Victory House, Collingwood Court, Oxford Street, Tynemouth, NE30 4PR
3 Ensign House, Collingwood Court, Oxford Street, Tynemouth, NE30 4AX

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Prepared by: SG

Edwin Thompson LLP
Chartered Surveyors
44-48 Hide Hill
Berwick-upon-Tweed
Northumberland
TD15 1AB



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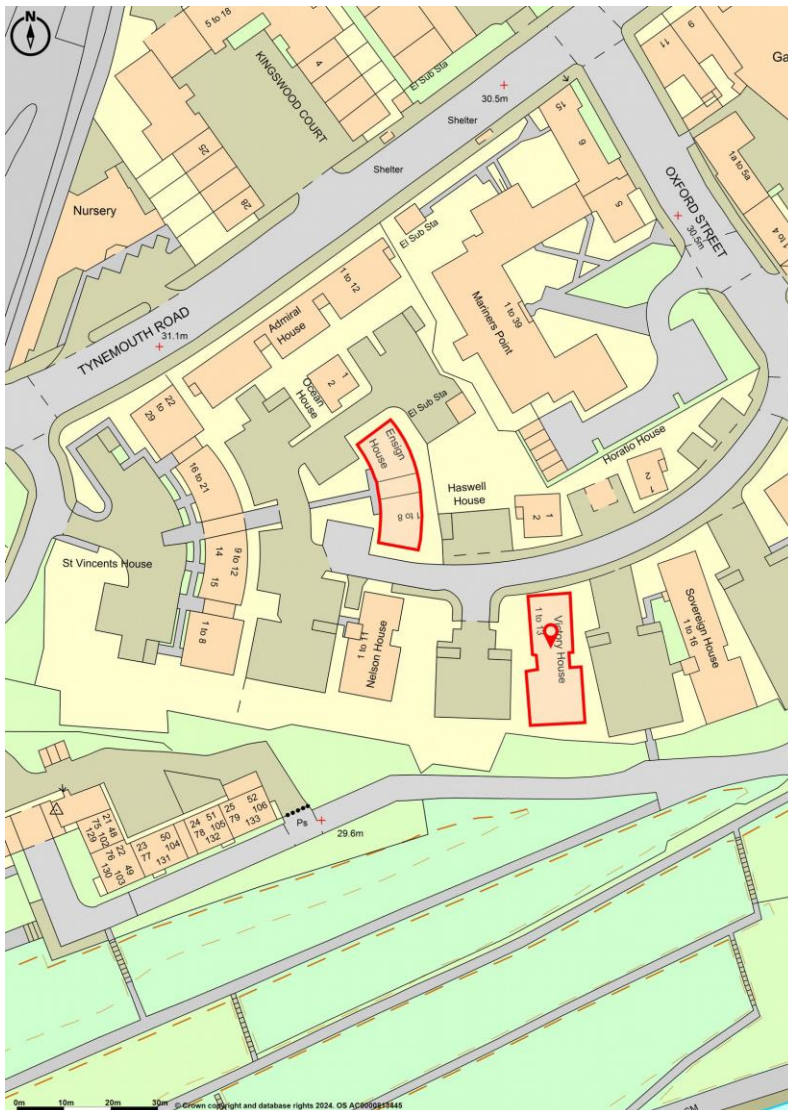
1 INTRODUCTION

This Design Statement has been prepared on behalf of Collingwood Court Management Company in support of the planning application for the replacement of windows and doors from timber frame to white double glazed UPVC with like for like appearance. The statement should be read in conjunction with the pictures provided by Edwin Thompson LLP.

2 CONTEXT

2.1 LOCATION

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Client

Collingwood Court Management Company Limited.

Agent

Edwin Thompson LLP, 44-48 Hide Hill, Berwick-Upon-Tweed, Northumberland, TD15 1AB.

Job reference (Edwin Thompson)

BC4803

Date

Feb 2024.

Local Area

Tynemouth, a village of major historical significance situated on the Northeast coast in North Tyneside, embodies a rich tapestry of English heritage. The village's character is defined by its medieval street pattern and preponderance of 17th, 18th, and early 19th century houses with robustly chimneyed, varying pitched roofs covered in pantiles or slate, and their vertically proportioned deepset sash windows set in handmade local brick and dressed stone offering a glimpse into centuries of cultural and architectural evolution. The iconic Priory stands as a testament to the historical prominence of the area.

3 PROPOSAL

The proposed project for 5 & 8 Victory House and 3 Ensign House, involves the replacement of windows and doors from timber frame to white double glazed UPVC with like for like appearance to meet current building regulations. The aim is to replace the existing dilapidated timber windows and doors to provide a more comfortable and contemporary living environment for the residents. By replacing the windows and doors like for like, this initiative seeks to improve the overall quality while ensuring compliance with current construction standards.

Size of Site (Approximately):

The gross internal area of 3 Ensign House equates to circa 190m².

The gross internal area of 5 & 8 Victory House equates to circa 53m².

General History/Planning Permission History:

April 2021 – 15 Sovereign House. Replacement of balcony doors from UPVC units with like for like UPVC double glazed units. Replacement of four windows (kitchen, lounge and two bedrooms), from wood to UPVC with like for like appearance. (Retrospective) - Application No: 21/01021/FUL.

October 2020 – 3 Victory House. Work to flat: Replace original wooden double balcony doors and 3 No. original wooden windows (1 each in kitchen and 2 bedrooms), with UPVC double glazed, like for like – Application No: 20/01394/FUL.

July 2020 – 13 Victory House. Works to Flat: Replacement of existing wooden frames with 1 No. UPVC window and double patio doors (like for like replacement) – Application No:20/00637/FUL.

November 2019 – 9 Nelson House. Change 4 No. windows from timber framed to UPVC. Window 1, 80cm x 70cm, Window 2, 120cm x 90cm, window 3, 120cm x 90cm and window 4, 120cm x 90cm – Application No:19/01481/FUL.

Road Access/Parking:

There is currently space for parking on the residential development for each apartment in addition to visitors' parking spaces.

Land Use:

The current land use for this property is residential. This application proposes no change.

Recycling/Waste Storage

As existing bin stores collected by council.

Highways

There are no plans to change the current configuration for access, the property is accessed via the main residential street of Collingwood Court, and this will remain unaffected by the works.

3.1 MATERIALS

The proposed changes will feature modern materials, including UPVC windows and doors, and toughened thermaglass, all in a contemporary white finish.

4 HERITAGE STATEMENT

Proposed development involves the removal of existing dilapidated windows and doors, which no longer serve their purpose, and replacing them with a contemporary modern replacement. Importantly, the dimensions, style and colour of the new windows and doors will remain the same.

It is important to note that the proposed works will exclusively take place on the second floor of the west and south elevations of Victory House and the second floor, east elevation of Ensign House. The other elevations of the building will remain untouched and unaffected. This approach ensures the preservation of the property's heritage and architectural character.

Access to the residential development is via Tynemouth Road (A193) and Oxford Street, and this will remain unchanged and unaffected.

5 SUMMARY

The proposed change from timber to UPVC seeks to enhance each property, providing a modern alternative in keeping with the existing development while maintaining the overall architectural coherence of each property. The windows and doors are on two separate residential apartment blocks within the same development in the Tynemouth conservation area. Other residential apartments within the development have the benefit of UPVC and therefore this change will have little impact on the heritage asset.

6 PHOTOS

1. 3 Ensign House, bay window & doors (central & northerly), east elevation, second floor (1)



2. 3 Ensign House, northerly bay window and doors, east elevation, second floor (2)



3. 3 Ensign House, central bay window and doors, east elevation, second floor (3)



4. 5 Victory House (bedroom window), west elevation, second floor (1)



5. 5 Victory House (bedroom window), west elevation, second floor (2)



6. 8 Victory House (kitchen window), south elevation, second floor (1)



7. 8 Victory House (kitchen window), South elevation, second floor (2)

