

## DESIGN and ACCESS STATEMENT

### Harlequin Out of School Clubs, 136, London Road, Southborough, Tunbridge Wells, TN4 0PL

The property 136 London Road lies within the Southborough Primary Shopping Area. The building is a large detached property with a ground floor day care centre which has a modern shop front. There are two short term tenancy flats to first and second floor, the whole property is owned solely by the applicant. The surrounding area is characterised by a mix of retail and non-retail high street uses at ground floor level with occasional flats above shops. The building as a whole contributes positively to the surrounding area.



### The Proposed Application

The proposed application to replace the modern ground floor shop front windows and doors to an anthracite grey aluminium double glazed energy efficient product. The existing low wall to the front will also be increased in height to 900mm.

### Design

The existing windows and door are not original, the shop front window and door frames are slim silver aluminium, these must have been installed some time ago and they are now beyond repair and need replacing. The current frames offer very poor insulation and are causing a considerable amount of condensation which is drawing complaints from customers and driving business away. The existing door unfortunately rattles when windy and the existing glazing is becoming unsafe. The existing frames now being in such disrepair are making the host property and the surrounding area look untidy. Unfortunately, it is not possible to repair these windows and doors as the quality of the materials is so poor and dated.



The door and window frames are to the ground floor shop front (photo and drawings attached) and the proposed replacement windows and door are to be an anthracite grey aluminium casement. The profile of the aluminium is of a slim design. The window including the door are replacement only, the applicant is also proposing removing the existing single skin wall and replacing this with a cavity wall with an increased height of 900mm. The increased wall height of 900mm is for safety and insulation. The design of the door is to be similar to the existing although the French doors will have one larger section so both doors do not need to be opened all the time. The windows have been altered and divided into 4 equal sections with top opening casements for ventilation, as per 'proposed elevations' attached. The frames will be double glazed to comply with building regulations and the windows and door will have clear glass. There are no other alterations proposed.

This type of aluminium product supplied by 'BriteLite Windows' has previously been approved within the surrounding area. Profile details of this product are attached to the application.

There are upvc windows within the surrounding area and neighbouring buildings. By replacing this modern shop front in grey aluminium, it will not distract from the appearance of the host building or surrounding area.

#### **ACCESS**

The windows and door will be accessed from the inside when being replaced. The door will open similar to how it does now with a low access threshold and the proposed replacement windows are top opening casement.