



Planning statement and Impact Statement

For

Proposed replacement door and windows

AT

Number 35

Wolds End Close

Chipping Campden

Gloucestershire

GL55 6JW

FOR

Mr and Mrs Parker

OUR REFFERANCE

2507

Introduction

This statement has been made to accompany a House Holder application as the property of 35 Wolds End Close is within a conservation area and Article 4 directions.

This report assesses the potential impact of the proposals on the conservation area and Article 4 directions.

The Cottage is a small semi detached property within Chipping Campden. The accommodation is over two floors and the cottage is constructed of stone and Tile.

The property faces the road and is behind a stone wall and front garden.

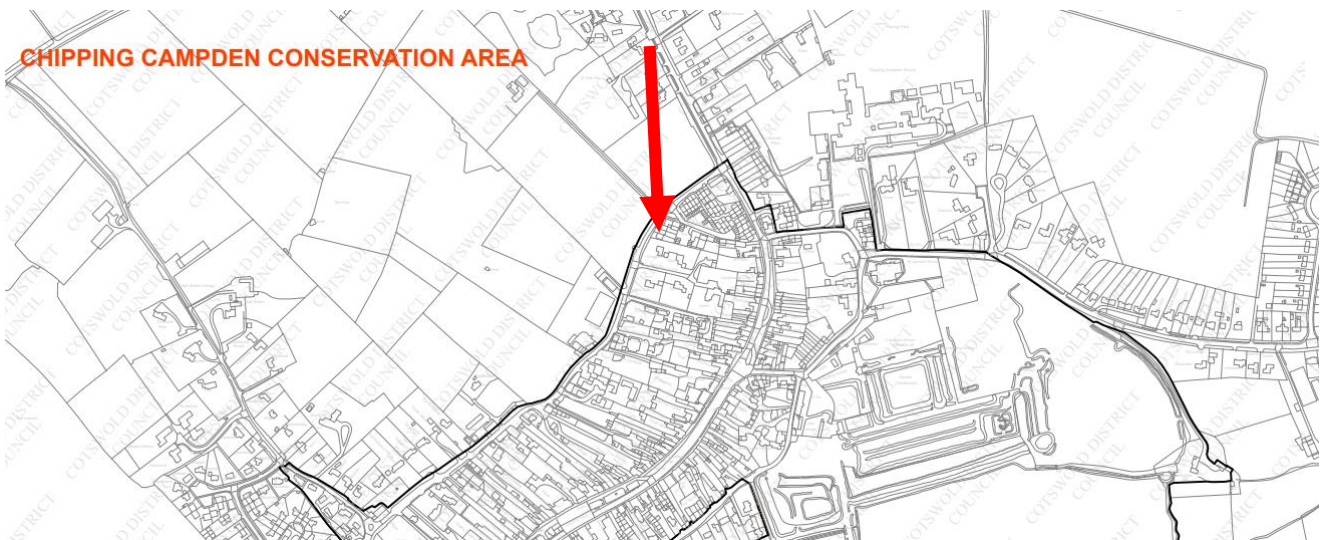


Front elevation



Front Elevation

Conservation Area



The Works

To replace existing front and rear brown painted timber windows and doors with new UPVC flush casements in Jacobean Walnut Exterior with a white internal surface in existing structural openings.

The existing windows are leaking and rotting the surrounding timber casements. Condensation forms on the inside which intern is rotted the frames. The damp is also causing mould and fungal spores that could damaging heath and lungs.

Location

The works will be to the front and rear and one side front door, this provision keep's the character of the street scene complete.

Impact Assessment

The impact on the conservation area and Cotswold AONB will be positive, with the works to the replacement casements in a similar colour and style the impact will be negatable at best. With the scale of the works being subservient to the existing dwelling.

Our proposals are to match the existing style and the large scale details reflect this.

Conclusion

The site is within a conservation area and Cotswold AONB the property is not listed with the replacement windows being of a style and colour of existing and adjoining window styles are matched. The assessment concludes that there will be no direct impact on the significance of the conservation area nor the Cotswold AONB.

This statement finds that there will be a low impact on the surrounding dwellings and no potential for direct impact on the Conservation area or Cotswold AONB. The small-scale nature of the alteration will be no greater than negligible.