

# **Supplementary Planning Statement**

## **Application for a Certificate of Lawfulness**

### **Proposed replacement of timber sash windows with uPVC windows**

**Property:** Abbeyfield Society, 2 Trowbridge Road, Bradford-on-Avon, BA15 1EP

**Applicant:** Mr Graham Jenkins

**Date:** 6<sup>th</sup> November 2025

## **1. Introduction**

This statement is submitted in support of an application for a Lawful Development Certificate for the replacement of existing timber sash windows with new upvc windows on the north-west and north-east elevations of the above property in Bradford-on-Avon, currently occupied as sheltered housing.

The purpose of this statement is to set out the context and justification for the proposed works, demonstrating that they are appropriate, proportionate, and in keeping with both the needs of the building's residents and the visual character of the surrounding area.

## **2. Site Context**

The property is located within the Bradford-on-Avon Conservation Area and serves as sheltered housing for elderly and/or vulnerable residents. The existing windows are traditional timber sash units which require ongoing maintenance, are difficult to operate and have poor thermal performance.

The north-west and north-east elevations are situated on the street frontage and partially screened by existing landscaping.

Importantly, along Trowbridge Road and within the wider streetscape, there are numerous examples of properties that have replaced original timber windows with upvc alternatives. These include both residential and converted properties of a similar age and character. As such, the proposed works would not appear out of keeping with the established visual context and would reflect a pattern of gradual change already accepted within the area.

## **3. Description of Proposed Works**

The proposal involves the replacement of existing timber sash windows with high-quality upvc windows that replicate the design, proportion, and detailing of the originals.

Key details:

- The replacement windows will match the existing sash proportions and glazing pattern.
- Installation will be carried out within the existing openings, with no changes to the structural fabric or external finishes.

#### 4. Justification for Replacement

The main driver for the proposed works is resident comfort, security and wellbeing. The property provides accommodation for elderly and vulnerable residents, and the existing windows have become inefficient, draughty, and difficult to operate.

##### Key justifications include:

- **Thermal performance:**  
The current single-glazed timber windows provide poor insulation, resulting in significant heat loss and discomfort. Upgrading to double-glazed upvc units will substantially improve energy efficiency and thermal comfort—reducing fuel costs and promoting health and wellbeing for residents.
- **Acoustic improvement:**  
Enhanced glazing will reduce external road and traffic noise, ensuring a quieter, more peaceful living environment.
- **Ease of use and safety:**  
Modern upvc sash systems incorporate easy to open mechanisms and secure locking systems, providing both accessibility and security, which are essential for elderly occupants.
- **Reduced maintenance:**  
Unlike timber, upvc requires minimal maintenance. This reduces ongoing management costs and ensures long-term durability—an important consideration for sheltered housing providers.

#### 5. Conservation and Local Character

While the property lies within a conservation area, the proposed works will preserve the character and appearance of the building. The replacement windows will be visually similar to the originals, maintaining the same glazing configuration, dimensions, and overall rhythm of the façade.

Moreover, the character of the surrounding street has evolved over time, with many properties already featuring upvc window replacements. The proposed works therefore align with the established visual context and do not introduce a new or discordant element into the streetscape.

#### 6. Policy Context

The proposal accords with relevant planning policies, including:

- **National Planning Policy Framework (NPPF):**  
Supports measures to improve the energy efficiency and sustainability of existing buildings, particularly those in residential and community use.
- **Wiltshire Core Strategy – Core Policy 57 (Ensuring High Quality Design and Place Shaping):**  
Encourages development that enhances amenity, function, and environmental performance while respecting local character.

- **Core Policy 58 (Ensuring the Conservation of the Historic Environment):**  
Supports appropriate and proportionate works that preserve or enhance the character and appearance of conservation areas.

The proposed replacements meet these objectives by combining heritage sensitivity with modern performance standards.

## 7. Conclusion

The replacement of the existing timber sash windows with high-quality upvc sash-style units represents a sensitive and justified upgrade that will deliver substantial benefits to the building's residents without detriment to the surrounding conservation area.

Given:

- The poor condition and inefficiency of the existing windows,
- The clear benefits to residents' comfort, safety, and energy performance, and
- The presence of numerous nearby examples of upvc windows within the same street and conservation area context,

it is considered that the proposed works are entirely appropriate and in keeping with local character.

Accordingly, the applicant seeks a Lawful Development Certificate confirming that the proposed window replacements constitute lawful development.

## 8. Photos



**North East Elevation (Street View)**



**North West Elevation**