

Design & Access Statement

This statement supersedes the Supplementary Information document previously submitted.

The Property

9 Edred's Court sits at the rear of the courtyard, approximately 58m from the nearest public highway, within Calne's conservation area. It is a relatively new residential build (2003) of modern design, and is not listed. It is constructed of render with stone detailing under a slate roof. From the highway the house is partially obscured by 10 Edred's Court.

This application does not alter the visual impact, layout, or add to, the property, nor extend any of its dimensions. This application follows on from approval 15/10270/FUL, for the replacement of rear windows as previously amended.

Application is submitted due to the removal of permitted development rights.

Replacement units as proposed are on a like-for-like basis, in alignment with planning applications previously approved within Edred's Court, namely PL/2024/04638 and 15/10270/FUL.

When assessing this application please give consideration to GDPO (2015), Technical Guidance, A3, that uPVC windows in Conservation Areas, which are sympathetic to, and of similar visual appearance, to existing fenestration, are permitted.

Proposal

Proposal is to replace existing front of house timber fenestration with upvc fenestration.

Front Casement Windows: Numbering **F1 to F9**, to be replaced with similar style and colour, white uPVC double glazed units, Astragal bars as existing. Fitted with no change to existing mullions, lintels, and sills. Replacement profiles to be similar to existing profiles.

Multi-point locks will significantly improve security, chrome fittings internally. Installed with clear glass, or privacy glass where fitted. Improved energy efficiency compared to existing frames.

Due to its position, fixed **Window F10** cannot be householder maintained, the wood is showing signs of failing, impacting internal decor.

With reference to the supplied annotated photo of the property's front elevation:

- **Clear Glass:** F3, F5, F6, F7, F8, and F10
- **Privacy Glass:** Windows F1, F2, F4, and F9

Dependant on approval, consideration will be given to using either Rehau or Deceuninck frames, examples below.

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Fittings as shown not representative

Front Door: Entrance to porch, not visible from public highway. Replacement to be similar in style and colour. Provides improved security, reduced heat loss.

Colour may be slightly dependent on supplier, brown/mahogany, composite/uPVC, similar glazing, white frame as existing.

Representative example taken from Solidor's web site:



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Scope of Proposal

The layout and scale of the property is unaltered, all proposed fenestration is a direct replacement of existing units. There are no changes to any of the property's boundaries.

Access & Parking

Access to the property and allotted parking within the shared courtyard is unaffected by this proposal.

Trees

No trees are affected by this proposal; there is no affect on landscaping.

Public Rights of Way

There are no public rights of way within the boundaries of the property, nor within the shared courtyard.

Flood Risk Assessment

As proposed, there is no change to previously assessed flood risk.

Apart from the lowest part of the garden, which shares a boundary with the River Marden, the house sits in an elevated position and is not known to be at risk of flood; there is no known history of flooding.

Additional flood defences are not proposed.
