



Please find enclosed additional information
required for the planning application for
49 Shepherds Lane, Thurnscoe,



P+T

DM

no chq.

ZW 7542 3396 5GB

Becky.

WITH COMPLIMENTS

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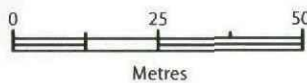
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PLANNING, DESIGN AND ACCESS STATEMENT

49 Shepherd Lane Thurnscoe S63 0JS

02/02/2012

Undertaken on behalf of Tranquil Homes acting as property management agents for the landlord

Summary

The proposal is to replace 5 timber windows to the front and rear elevations of the house with mahogany wood grain UPVC windows.

Site and Surrounding Area

49 Shepherd Lane is a semi-detached property forming part of a block of domestic dwellings that were converted originally from a mill (and we are told are grade 2 listed buildings).

The immediate area of Shepherd Lane is made up of terraced and semi-detached dwellings and number 49 and attached buildings are set back from the road and partly obscured by trees.

Design

The style and colour of the windows has been chosen to maintain the appearance of the existing windows which are timber framed with double-glazed sealed units. These have been fitted within the past 20-30 years and are deteriorating badly.

We have paid attention to the style adopted by the attached house which already has wood grain UPVC windows installed, but we feel these are not completely sympathetic with what would have been fitted originally and have made minor alterations.

The proposed installations would therefore be compatible with and improve upon what is already there.

The materials for the windows would be mahogany woodgrain UPVC with steel-reinforced frames, double-glazed units with 4-20-4 overall cavity argon filled units with planitherm low-E glass and swiss-v warm edge spacer bars. The windows will be fully part L compliant and be A rated on the BFRC energy efficiency scheme.

The window style would be to have a centre transom and centre mullion to quarter the windows and create four separate glazed sections. The lower half of each window would be a push-out opener to provide adequate and accessible ventilation and provide fire-escape egress from all rooms. In addition there would be a trickle vent fitted to the top of all windows to provide background ventilation.

All installations are carried out according to FENSA guidelines and would normally be registered with FENSA .

Conclusions

The design ensures that the character of the building and adjacent buildings is not compromised and would in fact be an improvement upon what is currently there.

The windows would be far more energy-efficient and provide emergency egress where there is none at present.

The use of low maintenance UPVC is more desirable in a rented property where ongoing maintenance of timber frames is less likely to occur.

The fact that the adjacent property already has woodgrain UPVC windows installed has created a precedent and fitting anything other than woodgrain UPVC windows would not improve the appearance of the block as a whole.





