

MATERIALS:

DOORS

Existing: timber framed apartment patio doors, timber main entrance door, timber fire exit doors

Proposed: new U-PVC framed double sliding patio glazed doors, double glazed aluminium framed main entrance doors, double glazed aluminium framed fire doors (all style to match existing)

FASCIAS, SOFFITS, AND BARGEBOARDS

Existing: Timber Fascias, Soffits and Bargeboards

Proposed: U-PVC Fascias & Soffits and Bargeboards

WINDOWS:

Existing: existing timber framed windows

Proposed: new double glazed (U-PVC) windows (all style to match existing)

DESCRIPTION OF EXISTING

All buildings consist of a modern construction with elevations of fair faced brickwork laid together with tile hung feature panels and small areas of render. A series of pitched clay roofs sit over the buildings.

The original windows and doors are timber framed single glazed units which are in poor condition and have been deteriorating over time. In some instances these have been replaced with uPVC windows, installed over the last few years from 2013-2017, by individual residents.

It is apparent that most of properties in the immediate vicinity of Sovereign Court along Campbell Road and Walton Road do already have uPVC framed windows, doors, fascia and soffits, therefore the proposed replacements would be in line with the character and appearance of the neighbouring properties.

DESCRIPTION OF PROPOSED:

Our client is proposing to replace the existing timber framed windows with new UPVC framed double glazed windows in a style, size, layout and Rosewood to match existing. The proposed fenestration details, opening lights and other details will match the current arrangements in order to minimise any impact on the appearance of the facades.

The proposal also involves the replacement of all existing timber framed apartment external doors (colour-brown) with new uPVC framed double glazed sliding patio doors (colour-Rosewood on the external), in a style, size and layout to match existing to the apartments, as well as new aluminium framed double glazed main entrance doors, fixed glazed casements

and fire doors (colour – brown polyester powder coated), in a style, size, layout and colour to match the existing.

The proposal also includes for the replacement of all existing timber fascias (colour – brown), soffits (colour – white) and RWGs (Guttering and Downpipes) (colour –brown), in the same style, size, layout and colour to match existing to therefore not change the appearance of the development.

The proposal will bring all windows and doors to a finish consistent with those replaced in the last few years by individual residents. The planning application therefore also seeks retrospective planning permission for the uPVC framed double glazed windows (colour – rosewood) and uPVC framed double apartment external doors (colour – rosewood) arranged by the individual resident from 2013 - 2017. As can be seen from the photographs appended to this Design statement, the changes undertaken by the individual residents has not had a detrimental impact on the appearance to the building and of the surrounding area.