

PROPOSED NEW GLAZED DOORS AND FULL GLAZED BALCONIES REPLACING DEFECTIVE ORIEL WINDOWS TO FLATS 1,3,5 AND 7 (FRONT ELEVATION) OF HARBOURSIDE FLATS WEST STRAND WHITEHAVEN

DESIGN AND ACCESS STATEMENT (refer also to Heritage Statement submitted)

Design Statement

AMOUNT OF DEVELOPMENT

Four new sets of glazed doors and full glazed balustrade systems are proposed to the front elevation of Harbourside Flats on the West Strand, replacing four sets of defective Oriel windows on ground, first ,second and third floors.

LAYOUT

The layout of the Oriel windows was designed to maintain the vertical emphasis of the old service doors on each level (refer to old photograph). The new glazed doors to the existing openings will retain and enhance the vertical emphasis. The full glazed balconies will not detract from this vertical emphasis.(refer to "appearance section" below).

SCALE

The new proposal is located on the same footprint of the old Oriel window. The new glazed doors are located within the width of the existing opening in to the living room behind the old oriel. The height of the new doors are within the existing opening.

LANDSCAPING

Not applicable as the proposals relate to the external facade of the building, although the proposed small balcony (on same footprint as old oriel window), could be used for planting space, to create a green area with appropriate plants for the environment as located on the harbourside.

APPEARANCE

Visually it is considered that the proposal will enhance the front elevation.The Oriel windows are requiring major replacement (defective rotten timber sections exposed to weather in this location). They are thermally inefficient allowing cold air to pass in to the flat. They are no longer fit for purpose.

We consider a new glazed door and full glazed balustrade system, on each level, will not only enhance the front elevation, but re emphasise the vertical features of the old service doors which were located on the front of the building.These service openings had full height doors but no balconies. Note the IQ system proposed has no hand

rails or posts as it is a full glazed system, allowing the elements behind to be seen without any obstructions in front of them.

The balconies are not large enough to allow seating, but are simply created on the original foot print of the Oriel window, and are proposed instead of a Juliette balcony, as it would create a small defensible space in front of the glazed doors.

Access Statement

VEHICULAR AND TRANSPORT LINKS

Not applicable for this application.

INCLUSIVE ACCESS

No change is planned, and access can be afforded through the glazed doors, which are no different in terms of width or height over the existing opening from the living rooms in to the old oriel window footprint.

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