



**DESIGN AND ACCESS PLANNING STATEMENT**

DATE: 30.01.25

**For**

Replacement of the existing timber casement windows with double glazed uPVC casement windows to Flat 1-15

**At**

1-15 Walters Close, Hayes, UB3 1SL.

**1.0 INTRODUCTION**

This statement has been prepared to accompany a planning application for minor external works at, 1-15 Walters Close, Hayes, UB3 1SL.

This statement should be read in conjunction with the application drawings and other supporting documents.

**2.0 SITE**

1-15 Walters Close, are a group of flats sitting behind the river. The surrounding area is characterised by similar modern dwellings.



Front Elevation

### **3.0 PROPOSAL**

This application proposes to improve living conditions for the occupants of the dwelling by:

- Replacing all the existing white timber casement windows with double-glazed uPVCcasement windows.

### **4.0 ACCESS**

Pedestrian access to the existing property will be unchanged.

### **5.0 FIRE STATEMENT**

As we are only changing the windows to match the existing windows the existing fire strategy remains unchanged.

### **6.0 FLOOD RISK ASSESSMENT**

As we are only changing the windows to match the existing windows there would be no increase in flood risk to the property.

### **7.0 SUMMARY**

The proposed works will improve the property by replacing the less energy efficient windows with modern ones. The proposed materials have been selected to complement the existing house. The works will also improve its appearance and contribute favourably to the character of the neighbourhood.

Overall, we believe we have a good scheme so would be grateful for consent.

Design and Access Planning Statement Prepared by

Bluelime Retail Limited

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