



DESIGN AND ACCESS STATEMENT

DATE: 07.08.26

For

Replace existing timber windows with new uPVC windows.
Clean soffit and fascia boards.
Re-decorate bargeboards.
Re-decorate external rendered surfaces.
Replace existing rainwater goods (RWG), including gutters and downpipes.

At

47-52 Tollgate Drive, UB4 0NP.

1.0 INTRODUCTION

This statement has been prepared to accompany a planning application for minor external works for 47-52 Tollgate Drive, UB4 0NP.

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

2.0 SITE

47-52 Tollgate Drive is a three-storey purpose-built residential apartment building. The surrounding area is characterised by similar mid-20th century residential buildings.



Front Elevation

3.0 PROPOSAL

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

Replace existing timber windows with new uPVC windows.

Clean soffit and fascia boards.

Re-decorate bargeboards.

Re-decorate external rendered surfaces.

Replace existing rainwater goods (RWG), including gutters and downpipes.

4.0 ACCESS

Pedestrian access to the existing property will be unchanged.

5.0 FIRE STATEMENT

As the proposed works are limited to the like-for-like replacement of existing windows, together with external repairs and replacement of existing building elements, there will be no alteration to the building's fire strategy, which will remain unchanged.

6.0 FLOOD RISK ASSESSMENT

As the proposed works are limited to like-for-like replacements and external repairs, there will be no increase in flood risk to the property. The Local Planning Authority has confirmed that a Flood Risk Assessment is not required, as the proposals do not involve an extension at ground floor level or below.

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, Access & Heritage Statement Prepared by

Bluelime Retail Limited

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