

Proposed replacement of front bedroom windows, 21 Blanchcroft, Melbourne. Design, Access and Justification Statement.

1. Proposal and Background.

1.1 This statement has been produced to meet the requirements of section 42 of the Planning and Compulsory Purchase Act 2004 (Listed Buildings).

1.2 This statement has been produced to meet the requirements of the Town and Country Planning (General Development Procedure) (Amendment)(England)(Order)2006.

1.3 This statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) (Order)1995. Written following guidance within (CABE) booklet, (Design and Access Statements, How to write, read and use them).

1.4 The proposal is to replace two rotten front upstairs bedroom windows.

2. Design and Access - Assessment

2.1 *Physical Context:* 21 Blanchcroft is a Grade 2 Listed Building, having been first listed in March 1987. The property has been within a conservation area since 1976. The house is two storey, made of red brick with occasional stone dressings, with plain clay roof tiles of both red and blue clay. The original house is believed to have been constructed around 1832, combined with a rear extension added in 1973, which formed a dwelling that is L shaped on a plan. A second two storey extension was built to the rear in 2009.

2.2 *Social Context:* The replacement of two bedroom windows is extremely unlikely to have any impact on neighbours or wider community.

2.3 *Economic Context:* The development is only likely to have a very small, nevertheless, positive impact on the local economy.

2.4 *Planning Policy:*

National. Planning Policy Guidance Note 15: In very general terms this seeks to ensure that development in Conservation Areas does not detract from their special architectural or historic interest.

Regional. The Regional Spatial Strategy for the East Midlands (March 2005). Policy 31 (Regional Priorities for the Historical Environment) states, "Development Plans, future Local Development Frameworks, and other strategies should seek to understand, conserve and enhance the historic environment of the East Midlands, in recognition of its own intrinsic value, and its contribution to the region's quality of life. Across the region and particularly in areas where growth or regeneration is a priority, Development Plans, Local Development Frameworks and economic development strategies should pay particular attention to promoting the sensitive change of the historic environment,

retaining local distinctiveness, by:

- identifying and assessing the significance of specific historic and cultural assets (including their settings);
- using characterisation to understand their contribution to the landscape or townscape in areas of change;
- encouraging the refurbishment and re-use of disused or under-used buildings of some historical or architectural merit and incorporating them sensitively into the regeneration scheme;
- promoting the use of local building materials; and
- recognising the opportunities for enhancing existing tourism attractions and for developing the potential of other areas and sites of historic interest”

County. The Derbyshire Structure Plan was adopted in January 2001, policy 9: Historic Buildings, states,

“Environment Policy 9; Conservation Areas

8.19 Within a designated Conservation Area, development will have regard to the desirability of preserving or enhancing the special character or appearance of the Conservation Area and for encouraging its physical and economic revitalisation.

8.20 Planning permission will not be granted for development proposals that would be detrimental to the character, appearance or setting of a designated Conservation Area”.

District. The South Derbyshire Local Plan was adopted in 1998. Environment Policy 13, Listed and other buildings of architectural or historic interest states,”

A. Development will not be permitted unless;

i. Full details of the proposal are submitted.

ii. ii. Important views, tress, gardens, open spaces and boundaries are preserved.

iii. iii. The siting and alignment of new building preserve historic patterns and the profile of the townscape;

iv. iv. The mass, design and height of new buildings are in scale and respect the architecture of adjoining traditional buildings and the density and mix uses are in character with the area as a whole.

v. v. Building materials are characteristic of the locality and sympathetic to those buildings and structures which contribute to the character or appearance of the Conservation Area.

It is felt that the works carried out will be wholly in accord with these policies.

3. Design and Access : Involvement.

3.1 The proposal was discussed with the Council’s Conservation Officer when the extension was being built in 2009.

4. Design and Access : Evaluation.

4.1 The main reason for this work is to replace rotten window frames that are becoming unsafe and unsightly. Replacing unsightly rotten window frames will improve the appearance of the property and street scene, and have no impact on neighbouring properties.

5. Design and Access: Components.

Use: The proposed use is replacement of two windows that already exists, and will not introduce a new use.

Amount: The amount of work proposed is the minimum necessary to meet our needs.

Layout: The original layout remains unchanged.

Scale: The current windows will be replaced like for like, with the exception of using flush casement, instead of storm casement, so retaining a “family of form”.

Landscaping: No changes will be made to the gardens or landscape.

Appearance: The windows will be made of wood and single glazed, sympathetic to a grade II listed building built around 1830's. The current windows are around forty years old and of low quality joinery. The hope would be to use a local joiner to produce work of a much higher standard.

1. The windows used are to be timber, single glazed, painted white and of the flat casement variety often found on Blanch croft.

Access: The proposal makes no changes to the principal pedestrian route, which is entirely logical and “historic”.

Eastre Leedham.

21 Blanch croft. (July 19).