

Design and Access Statement West Lodge April 2025

Replacement uPVC Windows/ doors

1. Introduction

This Design and Access Statement supports a planning application for the replacement of existing timber windows and doors with uPVC alternatives at West Lodge, located within the Oakamoor/ Staffordshire Moorlands Conservation Area. The purpose of this statement is to outline the design approach, assess the impact on the character of the area, and demonstrate how the proposal complies with relevant planning policy and conservation guidelines.

2. Site Context

The property is a two-storey detached house, which is characterised by its slate roof and sympathetic rural feel and cottage feel. The property is not listed, but it contributes to the overall character and appearance of the area.

3. Design Rationale

The existing mixture of timber and UPVC windows/ doors have deteriorated and no longer fit for purpose due to issues including drafts (holes in single glazed units), water ingress, and general decay. They also pose a safety issue for our younger child. The proposed replacement windows/ doors will be double-glazed uPVC units designed to replicate the original windows/ doors at the property. Key design features include:

- Matching the original window/ door style – where possible
- Maintaining glazing bar proportions
- Replicating frame depths and sightlines
- Using a uPVC finish in an appropriate heritage colour (Painswick grey)

This approach ensures the visual continuity and character of the property are preserved.

4. Conservation Considerations

We understand the sensitivity of installing uPVC windows/ doors in a conservation area. However, the selected window design is sympathetic to the existing architecture. The proposal seeks to balance conservation goals with modern standards of thermal efficiency, maintenance, and longevity.

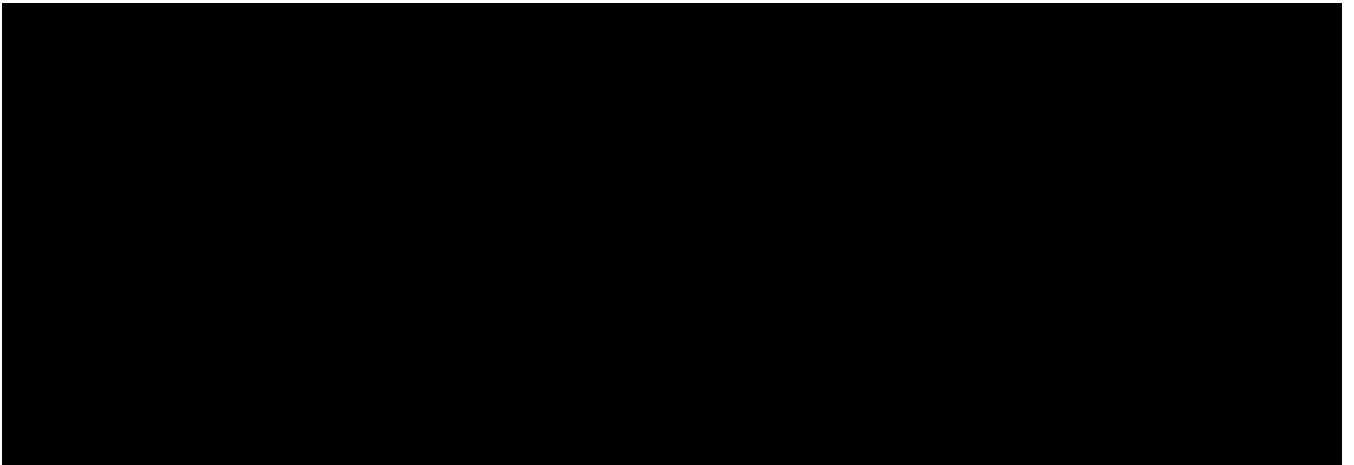
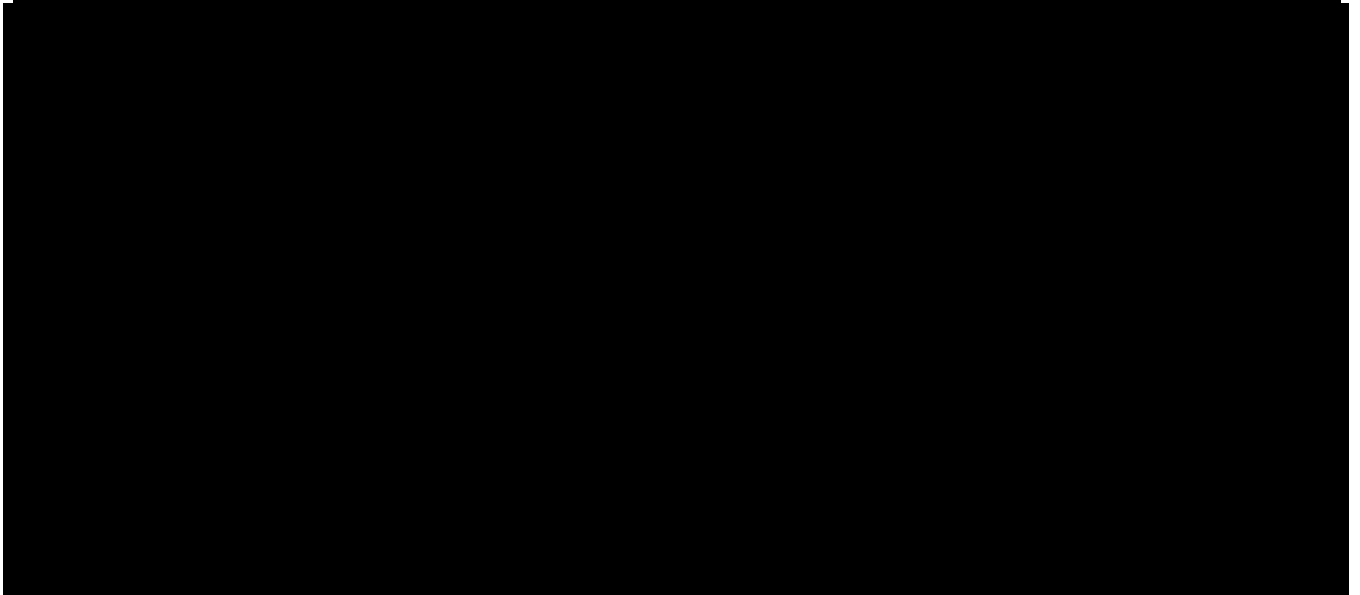
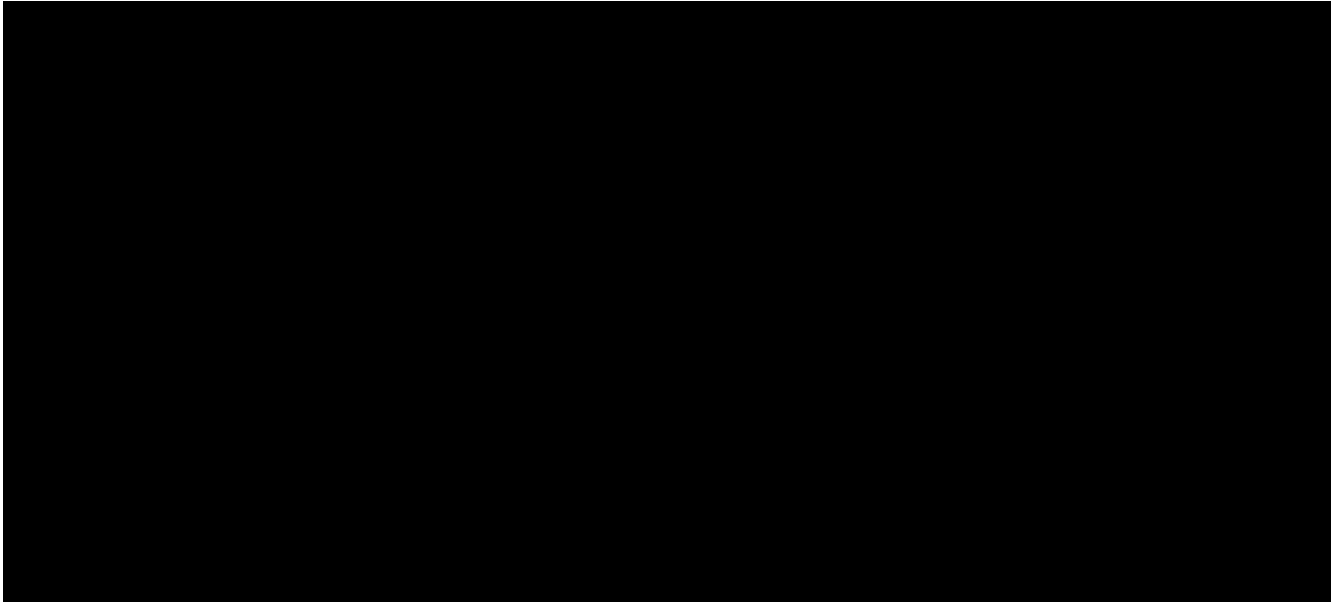
Notably, several nearby properties within the conservation area have been granted consent for similar uPVC installations, indicating precedent and a degree of visual integration within the streetscape.

5. Access Statement

The proposed window replacement does not alter existing access arrangements to or within the property. The works are limited to window units and will have no impact on public or private access, parking, or circulation.

6. Conclusion

The proposed upgrade to the uPVC windows/ door have been carefully designed to match the property while delivering enhanced energy efficiency and durability. The proposal respects the special character of the conservation area and is consistent with relevant national and local planning policies. We respectfully request that the local authority supports this application.



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- **Positioning:** Sited discreetly to minimise visual impact and avoid dominance over the existing built form.

The open nature of the structure ensures a lightweight visual impact, while the use of traditional materials and proportions complements the local architectural language.

