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ACCESS & DESIGN CONSIDERATIONS
AND HERITAGE ASSESSMENT
FOR
REPLACEMENT WINDOWS
AT
FAIRVIEW COTTAGE, KNIGHT LANE, ALTON
STAFFORDSHIRE MOORLANDS, ST10 4BJ

Background

This is a mainly two-storey stone built building within the Conservation Area.

The owner has already had permission to replace and has replaced several windows within the property which were out of character timber windows previously installed; therefore restoring the character of the property and the properties in the adjoining area.

Assessment of the Suitability of the Application Site

The existing house openings are suitable for the proposed windows requiring no alteration. Enquiries were made of Planning Officers prior to the original application and there was no objection in principle to the proposal which meets current policy requirements.

Evaluation of Existing Buildings on the Application Site

The original house was built with timber-framed windows with 12-pane half-opening Georgian style windows commensurate with the age of the construction.



Design Considerations

The proposal is for a 'same-as-original' section timber window in keeping with the age and construction of the building. The selection of materials and other considerations will not have any detrimental effect on the nearby properties and will enhance the street scene.

Landscaping and Environment Agency

The proposal has no effect on the existing landscaping and Environment Agency requirements.

Access, highways, parking and circulation requirements

The proposal does not affect the current vehicular access arrangements which will still meet Staffordshire County Highway and Staffordshire Moorlands District Council standards; in any event, there are no proposals to alter these facilities.

Services

The proposal does not impact on any existing arrangements.

Other Matters

The proposal will incorporate the requirements of the Building Regulations 2000 et seq.