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Window Replacement
Ramsey Health Centre

Planning Statement



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1.0 Introduction

This Planning Statement has been prepared by Ingleton Wood on behalf of The Ramsey Health Centre in support of a full planning application for the proposed replacement of existing windows.

This Planning Statement provides a general description and an evaluation of the proposed development. It should be read in conjunction with the planning application drawings and the following documents submitted as supporting material to the application:

- Design and Access Statement
- Biodiversity Checklist
- Policy Guidance Checklist
- Application Checklist

There have been no pre-application discussions with the council or its representatives prior to this submission.

2.0 Site Description

The site is located on Mews Close, close to Ramsey Town Centre and is an existing health centre with associated parking and facilities.

The boundary of the Site encompasses circa 0.33ha, with a development area of 0.11ha limited to the existing building only.

The site is bounded by Mews Close and the short stay car park to the East, residential properties on School Lane to the West, Residential properties to the North, with residential properties, but mostly landscaped areas to the South.

The surrounding area is mostly residential, with some Town Centre businesses beyond the short stay car park to the East.

The site is accessed via pedestrian footpaths and a vehicular access from Mews Close. In addition to the car park opposite, there is parking on site dedicated to the Health Centre.

3.0 Proposed Development

The proposed development is for the replacement of all existing windows on the building.

The existing windows are a single glazed aluminium sashed type, which are now outdated and prone to heat leakage and drafts.

The proposal is to replace these windows with new modern UPVC double glazed windows with a top hung opening mechanism.

Additionally, 2 access doors to the main entrance of the building will be replaced with new to match existing.

The new windows will be more thermally efficient, reducing heat loss to the building and improve heating efficiency.

4.0 Biodiversity

Much of the site is made up of hard standing in the form of parking areas and footpaths. There is some perimeter planting and grassed areas.

None of the landscaping, hard or soft is impacted by the works proposed, and no new hard or soft landscaping is proposed.

As the proposals are to replace windows only, with no impact on existing landscaping or biodiversity, it is considered that this development does not meet the threshold for Biodiversity Net Gain.

5.0 Accessibility

Pedestrian & Vehicular access to the site will be via the existing footpath network along Mews Close. No amendments are proposed as part of the works.

6.0 Conclusion

An application for full planning permission has been submitted to Huntingdonshire District Council for the proposed window replacement at The Ramsey Health Centre.

The proposed development would support the modernisation of the existing building by replacing existing aluminium framed single glazed sashed windows with new UPVC double glazed windows with top hung opening. Additionally, 2 new doors will be installed at the main entrance to the building to replace the existing doors.

The existing windows are outdated and are prone to drafts and heat loss. The new thermally efficient windows will improve heat retention within the existing structure.

Outside of the window and door replacement, no material changes to the building structure or appearance will be made.

As a result, there will be no impact on the size and scale of the building, all existing landscaping and biodiversity will not be impacted, and the works will not have any detrimental impacts on the surrounding infrastructure or local community.

In conclusion, the Proposed Development will offer significant benefits to Ramsey Health Centre. It is in accordance with planning policy and represents an opportunity to improve the conditions for both staff and Health Centre Patients. It is our view that the application should therefore be approved without delay.