2-8 Luddington Close, Great Paxton, St. Neots PE19 6YS

On behalf of

Metropolitan Thames Valley Housing Association (MTVH)

Prepared by

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1 Introduction & Existing Building

Faithorn Farrell Timms LLP have been commissioned by Metropolitan Thames Valley to produce a Heritage Statement in support of the Planning Application for the front entrance door replacement at 2-8 Luddington Close, Great Paxton, St. Neots PE19 6YS.



Figure 1 – Front Elevation of the Property

2 Existing Property

The existing properties at 2-8 Luddington Close houses residential flats across 2 storeys. The existing windows are white double glazed uPVC sash windows, installed in 2025. The surrounding properties are also residential accommodation all built circa 1999.

3 Planning History

A search of the Huntingdonshire District Council Planning Register has not identified any relevant planning history for the property.

4 Proposed Works

The proposal is to replace the existing uPVC windows with new uPVC windows on a like-for-like basis. The replacement windows will match the existing units in terms of their design, proportions, opening arrangements, glazing bar details, colour and overall appearance, thereby preserving the character and appearance of the property.

It is considered that the proposed works represent a sympathetic replacement that maintains the existing fenestration pattern and visual appearance of the building, while providing the benefits of modern materials, including enhanced durability, thermal

performance and reduced maintenance requirements.

There would be no adverse impact on the character of the surrounding area, neighbouring properties, or the wider streetscene.

5 Conclusion

The proposed development comprises the replacement of the existing uPVC windows with new uPVC windows designed to replicate the appearance of the existing units. The replacement windows will maintain the existing proportions, glazing bar arrangements, opening configurations and overall visual character of the building, ensuring that the established appearance of Pulleyn Court is preserved.

The works represent a sympathetic like-for-like replacement that will retain the building's existing architectural character whilst providing the benefits of modern window construction, including improved durability, thermal performance and reduced maintenance requirements. Accordingly, it is considered that the proposal is appropriate in its context and should be supported by the Local Planning Authority.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed: **Harvey Steven**
Building Surveyor
For and on behalf of:
Faithorn Farrell Timms LLP