Pulleyn Court, Tebbutts Road, St. Neots, PE19 1RQ

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 design and access statement in support of the Planning Application for the front entrance door replacement at Pulleyn Court, Tebbutts Road, St. Neots, PE19 1RQ.



Figure 1 – Front Elevation of the Property

2 Existing Property

The existing property, Pulleyn Court, Tebbutts Road, houses residential flats across 3 storeys. It has two communal entrances at the front and rear of the property. The existing windows are white double glazed uPVC sash windows, installed in 2025. The surrounding properties are also residential accommodation all built circa 1999. The existing main entrance doors are white glazed timber communal doors.

3 Planning History

The following planning history has been obtained from Huntingdonshire District Council's online planning register.

3.1 Planning application number: 24/01377/FUL

Proposal: Replacement of existing timber double glazed casement windows with PVCu double glazed casement windows. Design, colour and fenestration to match existing. Replacement of timber external doors with new composite external doors.

Decision: Approved

Date: October 2024

4 Proposed Works

The proposal is to replace the existing front and rear timber entrance doors with new steel entrance doors incorporating glazing and panelling in a design that matches the existing doors. The proposed replacement doors will replicate the appearance and detailing of the existing doors, thereby preserving the character and appearance of the building while providing improved durability, security and performance.

It is considered that the proposed works represent a sympathetic like-for-like replacement in terms of design and appearance, with the incorporation of modern materials offering enhanced longevity and reduced maintenance requirements.

There are no adverse effects to the community, landscape or surrounding properties.

5 Conclusion

The proposed replacement of the existing timber entrance doors with steel entrance doors incorporating glazing and panelling has been carefully designed to match the appearance of the existing doors and preserve the character of the building. The works will provide enhanced security, durability and performance whilst maintaining the established appearance of Pulleyn Court. 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