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Clyde House, 53 Edgar Street, Hereford

Design, Access & Heritage Statement

ASSESSMENT

1. Name & Address of the site

Clyde House, 53 Edgar Street, Hereford, HR4 9JP

2. List Description

Grade II listed, semi-detached house that has been converted into flats. Early 19 century, brick; hipped slate roof; 3 storeys, timber sash windows with painted sills and stone reveals under segmental arches. Entrance to centre, have half-glazed doors with fanlights and moulded porticos on fluted columns. Interior, ceiling cornice; 19 century fireplace; panelled risers, and architraves to windows.

3. Proposed development

We propose to replace the timber sash windows of the building with UPVC of the same style and colour.

4. Assessment of Setting/Surroundings

The site is set off from a main road (Edgar Street) in an urban, residential area. The neighbouring buildings are also residential flats. The one to the right is of newer build and has UPVC windows and doors. The adjoining building to the left is a mirror image of Clyde House and already has some windows that are UPVC. In front of the property, across the road, is an industrial unit. Behind it is more residential properties

INVOLVEMENT

5. Consultation

No neighbouring properties have been consulted as yet but all residents of Clyde House are in agreement of the works.

DESIGN

6. Proposed Use:

The building is converted into 6 flats with one communal hallway. The buildings either side are also converted flats.

7. Amount of Development:

There are a total of 20 windows on the property, 17 that will be replaced. There are three windows that have already been replaced to UPVC. The existing timber windows are in a poor condition and need replacing. UPVC will provide better insulation, sound proofing and will require minimal maintenance in the future.

8. Layout & Appearance:

The layout of the property will not be changed. Replacing the windows with UPVC will enhance the oval appearance of the property which is currently being let

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down by the state of the timber windows. It will also reduce the amount of external redecorations needed in the future.

9. Landscaping:

There will be no changes to the landscaping of the property

10. Scale:

See enclosed scale plans and elevations

ACCESS

11. Technical Advice:

No Technical advice was needed regarding the access.

12. Relevant Policies:

No changes to the existing access policy.

13. Accessibility:

The scaffolding needed will not block any of the entrances to the building neither will it disrupt any of the parking at the front of the property.

14. Emergency Access:

No change to emergency access.

HERITAGE STATEMENT

15. Setting:

Early 19th Century semi detached house of Georgian style, converted into flats. The property is in a conservation area. At the front of the property is a gravel car park, to the rear is a small, concrete courtyard.

16. Significance:

The property was originally a house. There is no known cultural significance relating to the property. The building is of Georgian architecture. There is no known history of archaeology at the site.

17. Development:

The property was converted into 6 flats however we have no record of when this was carried out. The property has already some windows that have been changed to UPVC by one of the lessees.

18. Features:

The windows are currently timber sash (see enclosed photos)

19. Impact:

The timber windows will be changed for UPVC of the same colour and style and in keeping of the surrounding properties and area. We feel that this will reduce the impact to the property.