

APPROVAL OF DETAILS RESERVED BY CONDITION



MAS DESIGN CONSULTANTS LTD.

WINDOW AND DOOR DETAILS STATEMENT

2025/62/92714/E

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1. INTRODUCTION:

This statement has been prepared in support of the discharge of Condition 13 attached to the planning approval relating to the above development.

Condition 13 requires the submission of full details of all external windows and doors, including a schedule, detailed drawings, finishes, and product specifications.

2. SUBMITTED INFORMATION

The submitted information comprises the Proposed Window Schedule (Drawing Ref: M4477.04.202A), the Proposed Door Schedule (Drawing Ref: M4477.04.203A), and the Proposed Window & Door Details at 1:5 scale (Drawing Ref: M4477.04.301). These drawings together provide a full schedule of all windows and doors, including opening sizes, configurations, materials, finishes, and astragal bar arrangements, alongside detailed 1:5 construction details.

3. DESIGN APPROACH

The proposed development involves the replacement and reinstatement of windows and doors to match the existing in situ, which have a strong established character. The submitted schedules confirm that all windows and doors are to be constructed in timber frame form, finished in painted coatings, predominantly white with anthracite applied to selected doors. The units incorporate double glazing and traditional astragal bar detailing, for both sash and casement windows, and are designed to precisely match the existing in terms of size, proportion, and overall appearance. The drawings further confirm that all existing openings are to be measured on site prior to manufacture to ensure an accurate fit and faithful replication of the existing features.

4. PRODUCT SPECIFICATION CLARIFICATION

Due to the nature of the scheme, the windows and doors will be bespoke manufactured by the appointed contractor or specialist joiner rather than procured as a standard proprietary system. As a result, there is no single manufacturer or off-the-shelf product specification available at this stage. The final fabrication will instead be based on verified site measurements, the approved drawings and schedules, and the requirement to match the existing architectural detailing across the building.

5. COMPLIANCE WITH CONDITION 13

This approach is necessary to ensure that the replacement windows and doors accurately reflect the character of the existing building, maintain consistency across all elevations, and respond appropriately to the irregularities typically associated with an existing structure. The bespoke nature of the units allows for a more sensitive and precise outcome than would be achievable through a standardised product.

Notwithstanding the absence of a proprietary product specification, the submitted information provides a fully controlled and detailed design framework. The materials, finishes, proportions, and construction details are clearly defined within the drawings, and the requirement to match the existing building ensures that the overall appearance will be preserved.

CONCLUSION

It is therefore considered that the submission fully satisfies the intent of Condition 13, providing sufficient detail to enable the Local Planning Authority to assess and approve the design, materials, and appearance of all windows and doors.

On this basis, it is respectfully requested that Condition 13 be discharged.