



Design and Access Statement

for

External Door Replacements

at

Montague Court
Westbourne Gardens
Folkestone
CT20 2TJ

prepared by

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1 Introduction

This Design and Access Statement, together with all supporting documentation and drawings, is submitted in support of the planning application for the replacement of external doors at Montacue Court, Westbourne Gardens, Folkestone, CT20 2TJ.

2 Existing Doors

Refer to drawings T2-1290-2 and T2-1290-3 – existing plans and existing elevations.

The existing doors are timber framed. Photographs of the existing doors are shown in Appendix A.

The doors are in poor condition and, being single glazed, are thermally inefficient.

3 Proposed Doors

Refer to drawings T2-1290-4, T2-1290-5, T2-1290-6 – proposed plans, proposed elevations and proposed door sections.

The proposed new doors are to be double glazed composite or PVC with white finish. The doors will be supplied by Nationwide Windows & Doors – www.nationwidewindows.co.uk

The proposed doors will replicate the existing design, style and openings, although frame size and profiles will vary. The existing openings will not be enlarged; the new doors will be installed into the existing openings.

The use of UPVC doors will improve the thermal efficiency of the building, assisting in reducing energy costs where fitted to heated elements of spaces within the building. The UPVC finish will also require less maintenance than the timber painted finishes.

Doors A, B and C will be installed within an enclosed communal walkway and doors A and D to the external flank of the stairwell at the rear of the block.

4 Conservation Area

The property is located in a Conservation Area. The proposed replacement doors will be in keeping with the style of this relatively modern building. We would anticipate that the impact of like colour finish doors will have a minimal impact on the aesthetic appearance of the block and area.

5 Conclusion

The proposed door replacement is to replicate the existing doors in scale, design, style, openings and colour as closely as possible. Taking into consideration all of the issues detailed above, it is hoped that the proposals as outlined in this Design and Access Statement, and additional submitted documentation, will result in this application being successful.

Signed:



 **Paul Whalley BSc(Hons) MRICS ACILA RMaPS**
Partner

For and on behalf of
Faithorn Farrell Timms LLP

6 Appendix A – Photographs of Existing Doors

Number	Photograph
1.	
	Door A
2.	
	Door B

Number	Photograph
3.	
	Door C
4.	
	Door D