DESIGN, ACCESS AND HERITAGE STATEMENT

65 King Street, Belper, Derbyshire.

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1. Introduction.

This statement has been prepared in support of a planning application for the replacement of the existing windows at 65 King Street, Belper. Derbyshire. DE56 1QA.

The building is a modern office block dating from the 1960s, with retail accommodation at ground-floor level and offices to the first and second floors.

Although the building is not listed, it is situated within the Belper Conservation Area and the Derwent Valley Mills UNESCO World Heritage Site.

The purpose of the proposal is to replace the existing windows whilst maintaining an appropriate appearance for the building and safeguarding the character and significance of the surrounding heritage designations.

2. Design and Existing Context

The existing building is of relatively modern construction and does not represent the traditional architectural character generally associated with Belper's historic streetscape and industrial heritage.

The proposed window replacement is a limited alteration to the existing building. It does not involve any extension, increase in building height, alteration to the building's footprint or change of use.

The replacement windows has been designed to respect the existing window openings and the established proportions and rhythm of the elevations. Their external appearance, including frame colour, finish and detailing, will be appropriate to the building and its town-centre setting.

The proposal provides an opportunity to renew the existing windows and, where practicable, improve thermal performance and weather resistance without materially altering the overall appearance of the building.

3. Heritage Assessment

The Belper Conservation Area derives much of its significance from its historic townscape, traditional buildings and association with the development of the Derwent Valley Mills. The World Heritage Site recognises the international significance of the valley's industrial heritage.

No works are proposed to any listed building, historic structure or identified historic fabric. The application relates to a modern building of 1960s origin, whose architectural character differs from that of the area's principal historic buildings.

The replacement windows will retain the existing openings and general fenestration arrangement. Subject to the detailed specification shown on the submitted drawings, the works are not considered to result in harm to the significance of the Conservation Area or the Outstanding Universal Value of the World Heritage Site.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area and to have an appropriately limited impact on the wider historic environment.

4. Access

The application relates solely to window replacement. No changes are proposed to the building's use, entrances, circulation arrangements or existing access provisions.
Accordingly, the proposal will have no material effect on access to or within the building.

5. Conclusion

The proposed replacement of the existing windows at 65 King Street represents a limited and proportionate alteration to a modern town-centre building.

The proposal retains the existing building form and fenestration arrangement, with no material change to its scale or use. Subject to the submitted window specification, the works are considered compatible with the character and appearance of the Belper Conservation Area and the significance of the Derwent Valley Mills World Heritage Site.