

SEASCAPE FLAT 1 MOONRAKERS - PLANNING STATEMENT

The Moonrakers building is made up of 6 leasehold flats, four are currently holiday lets and two are residential flats. The freehold is owned by Moonrakers Management Limited with the flat owners having equal shares in the company.

All the flat owners, making up the management company, have been contacted and everyone has confirmed that they are happy with the proposal.

Reasons for replacing the aluminium windows

- Several double glazed panels have blown
- There are draughts caused by wear and poorly fitted hinges
- All the windows have corrosion due to oxidation
- The windows provide poor security as there is no locking mechanism
- There are no air vents leading to an increase in condensation and mould within the flat
- The poor thermal insulation causes a significant build up of condensation on the frames/sills
- The windows are old and inefficient

The UPVC windows selected will match the windows recently approved and fitted in Flats 2 and 6. They will be easy to maintain, provide good thermal insulation, will not corrode in the presence of salt laden air, will provide good security and an efficient ventilation system.

Ideally the sill of the window in the lounge should be lowered to match Flat 2's window on the far side, i.e. a drop of 54cm, as this would balance up the front of the property. To prevent open windows from hindering people using the path and steps, it is proposed that the window sill is lowered by just 30cm and that the window pane to the left is fixed and no longer allowed to open. Lowering the window sill by 30cm will help balance up the front of the property to some extent, make it safer to exit the building in case of fire, and improve the visual amenity from the lounge.

Reducing the window width in the back bedroom by 30cm will mean that the window will no longer overlap the bed. Changing the window to have it opening on to the back yard will make it safer to exit the building in case of fire (currently the only means of escape from the back bedroom is onto the garage roof).

Seascape (Flat 1) is a ground floor flat, immediately below Flat 3. The Site Plan, showing the location of the windows that are being replaced, is a plan of the ground floor only. The elevation drawings show the existing and proposed elevations of Seascape and not the whole building. However, photographs have been included in document "3 - Elevations" showing the building up to the roof.