

FAIRVIEW FLAT 5 MOONRAKERS - PLANNING STATEMENT

The Moonrakers building is made up of 6 leasehold flats, 4 are currently holiday lets/second homes and 2 are residential flats. The freehold is owned by Moonrakers Management Limited with the flat owners all having equal shares in the company.

All 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:

- The windows are old and inefficient
- 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 safety catches to minimise opening for child safety
- There are no air vents which increases condensation and could cause mould
- The poor thermal insulation causes a significant build-up of condensation on the frames/sills

The UPVC windows selected are manufactured by the same company who provided the windows recently approved for Flat 1 and approved/fitted in Flats 2 and 6 over the last few years. They will be easy to maintain, will provide good thermal insulation, will not corrode in the presence of salt laden air, will provide good security, better safety for children and an efficient ventilation system. The two large windows on the south facing side of the flat do not currently match in style however the intent is for the replacements to match and they will have two vertical openings each at either side – this will provide symmetry which should look better. No alterations are proposed to the size of the openings in the building within which the windows sit.