

DESIGN AND ACCESS STATEMENT

The proposal is to replace the 17 windows in the south-west facing front of this Grade II listed building 'like for like', without changing the appearance of the house, but preserving the asset as a habitable dwelling, and securing it's long term future.

The existing windows are soft wood painted white, each with four double glazed units 3/6/3. They need replacing because they were originally made in 1975 and are now beyond repair.

I wish to install new windows of engineered soft wood painted white, each with four double glazed units 4/16/4, with traditional butt hinges. The intention is that this will fulfil the work necessary to keep the property habitable and protect the asset, whilst maintaining the character and appearance of the building, and improving it's thermal efficiency as a dwelling.

The front of the house faces away from the only road in the vicinity, which runs behind the house. It looks down a small valley, from which it can only be seen by one other dwelling approximately 200 meters away, so it is hoped that the impact of any increase in reflectivity of the windows will be minimal.

The building is listed because it is of historic interest as a mid 19th century weavers cottage typical of this area.

The proposed work is only to replace windows, and has no impact in the access to the building.

I have consulted with the Local Planning Authority about the work, and the design and materials I propose for the replacement windows meets their advice, other than the overall thickness of the windows. Where they advise an overall thickness of 16mm, e.g. 4/8/4, I propose a more modern style of double glazing of 4/16/4, i.e. with an overall thickness of 24mm. The reason given for the LPA's advice on this is to minimise the effect of double reflection from double glazed units. However, as stated above, I do not believe my proposal will have a significant impact in this respect, and I hope the desire to reduce the carbon footprint of the building is seen as an important aim.