HRK/2013/0304
HIGH PEAK
1 JUL 2013
BOROUGH COUNCIL

DESIGN AND ACCESS STATEMENT (INCORPORATING HERITAGE STATEMENT)

for replacement of windows and doors at

55 OLD ROAD
WHALEY BRIDGE
HIGH PEAK
DERBYSHIRE
SK23 7LA

Submitted by Mrs J Blood

May 2013

DESIGN AND ACCESS STATEMENT

1. LOCAL AREA

Rose cottage is a Grade II listed cottage, built around the end of the 18th Century. It is located within The Whaley Bridge Conservation Area which was designated in 1987 and extended in 1994 and 2000. The building received listed building status in 1977.

Rose cottage is one of a group of four terraced Grade II listed cottages, situated at the end of Old Road's junction with Chapel Road. From the front elevation the cottages are two storey with a further lower ground floor at the rear. They are of stone construction with a stone slate roof.

The surrounding properties are predominantly residential. The buildings are mainly detached, two storey, constructed from stone.

2. BUILDING AND SITE ASSESSMENT

This application is for the installation of windows and doors to replace all existing windows and doors, all of which are rotten and of poor condition and appearance providing very little insulation.

The existing windows are modern timber windows not in keeping with an 18th century stone cottage. The replacement windows and doors will enhance the appearance and character of the property to resemble that of the period.

Communication has taken place with the Conservation Officer (emails and drawings enclosed with application) and the recommendations have been taken into account in this application.

Example drawings (enclosed with application) have been obtained from a local joiner, Britannia Woodworking Company who were recommended by the Conservation Officer and have experience in making windows and doors for this type of property to the required standards.

3. PROPOSAL

Front Elevation

- Replacement of all windows with sudo sash windows, as per the drawings provided. The wooden frames will be finished in white paint as suggested by the Conservation Officer.

- Replacement of existing front door with a standard door, as per the drawings provided. The door will be painted white in keeping with the windows as suggested.

Rear Elevation

- Replacement of all windows with sudo sash windows, as per the drawings provided. The wooden frames will be finished in white paint in keeping with the front of the property.

- Replacement of existing back door with a stable door to replace the existing stable door, as per the drawings provided. The door will be painted white in keeping with the front of the property.

Detailed Design Notes for Windows and Doors

- Flush casement, ovolo mould throughout with brass ironmongery, Planithern Argon Clear incorporated across all windows with the exception of the windows at the front of the property where there will also be Planithern Argon Toughened Clear

- Standard door 44mm thick, Planithern Argon Toughened Clear

- All frames and doors will be of hard wood (Sapele) construction

4. ACCESS

Access to the property is not affected by the above proposals and as such there is no change to the access.

5. HERRITAGE STATEMENT

The proposal for replacement of the existing windows and doors will enhance the character and appearance of the property. Currently the existing windows are of a modern design and are not in keeping with the age or historical significance of the property. The proposal will ensure the windows are kept weather-tight over the longer-term and improve energy efficiency whilst improving the character of the property so that it is more in keeping with that of an 18th Century grade II listed cottage.