



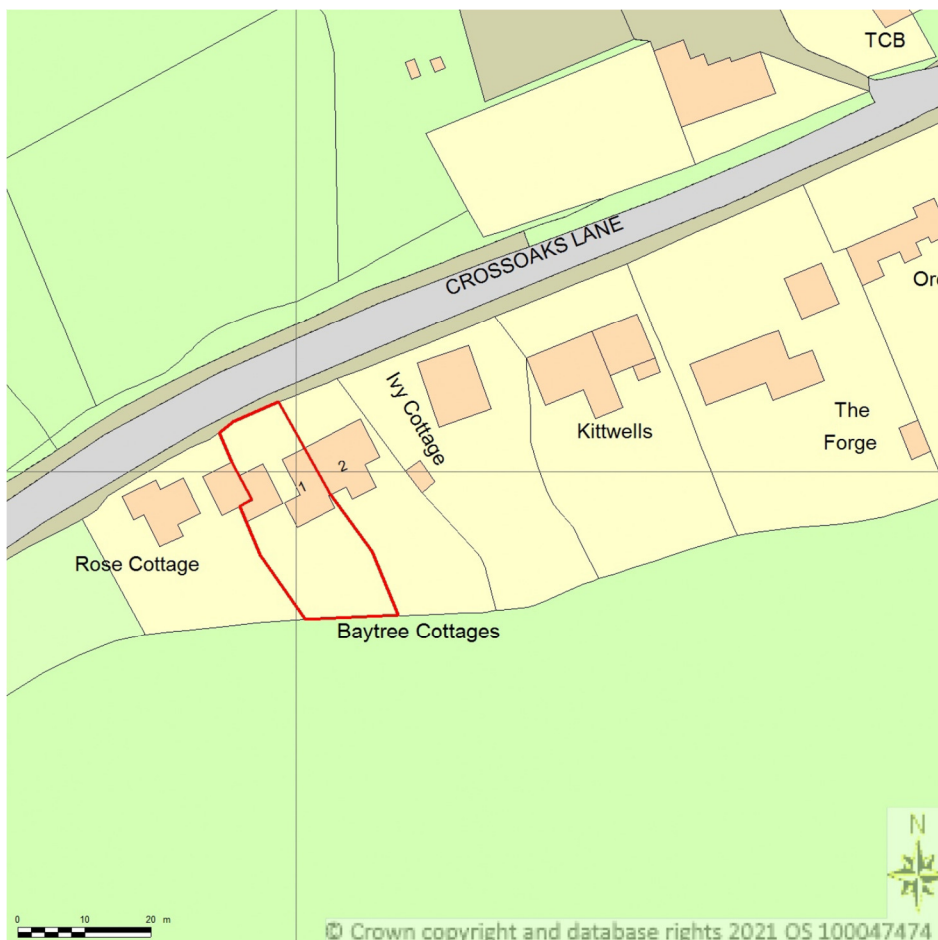
Design and Access Statement for:
1 Baytree Cottages,
Ridge, Potters Bar,
Hertfordshire,
EN6 3LW

1.0 General

1.1 This design and Access Statement has been produced for a detailed planning application as required by the Town and Country Planning (General Development Procedure) Order 2006 and the circle 'Guidance on changes to the development control' and with reference to CABE's guidance, 'Design and Access Statements: How to write, read and use them'.

2.0 The Site and Context

- 2.1 The property is situated in the village of Ridge, North facing Crossoaks Lane, which comprises of 46 houses and flats.
- 2.2 Ridge is a village and civil parish in the Hertsmere borough of Hertfordshire, situated between Potters Bar and Shenley.
- 2.3 It is a semi-detached property, adjoined to 2 Baytree Cottages.



3.0 The Proposal

- 3.1 To replace 5 x black aluminium windows on a like for like basis with regards to design, colour and measurements. The only noticeable difference are the existing windows are single glazed and the proposed windows are double glazed.
- 3.2 The windows have been specifically designed for Listed Buildings. They are black aluminium with RAL9005M, with 28mm argon gas filled sealed units, black spacer bars and leaded diamonds.
- 3.3 The upstairs front bedroom window does not currently comply with fire regulations, so our proposed window will have a floating mullion to comply with current regulations.
- 3.4 There will be no physical alterations made to the property, as all measurements are to remain the same.

4.0 Scale

- 4.1 There will be no structural changes to the property as the windows have been measured on a like for like basis.
- 4.2 The property measures approximately 7275mm in width and 10000mm in depth and a maximum height of 6490mm.
- 4.3 The property lies within approximately 390 square metres of land.

5.0 Appearance

- 5.1 The property is a Former Public House, now 2 dwellings. extended and altered. Timber frame, rendered and weatherboarded with a tiled roof. It has a bay central lobby entry, comprising of 2 storeys and a lean-to weatherboarded porch addition. The property was a Sovereign Public House until about 1880.
- 5.2 The proposed aluminium products have been chosen to compliment the property's current design and to remain in keeping with the materials used on adjoining and surrounding properties.
- 5.3 The appearance of the products is a style and colour that is suitable for all seasons.

6.0 Access

- 6.1 Access to the property is relatively simple and will not result in any of the surrounding areas being affected.
- 6.2 There is immediate parking outside the property via an off-road driveway.
- 6.3 The proposed works are to the front of the property, and is easily accessible via a garden. There is a side gate that allows rear access to the property should this be required.
- 6.4 Appropriate care and attention shall be carried out at all times when transporting materials. Appropriate access equipment shall be used at all time.
- 6.5 This project is of a relatively small and simple scale. Care and attention have been given and shall be made throughout the installation of the windows, to ensure the property and surrounding areas are left untouched. No industrial sizes machinery shall be on site, with hand tools being used where at all possible to prevent any damage or disruption to the structure of the property.