

Design and Access Statement

We understand the value of our property as a listed building, and as a part of a Conservation Area. We have therefore taken an approach that will protect the visual identity of the house and the area whilst improving long-term preservation.

The North façade was altered as part of the 1980s conversion of the farmhouse into 3 properties. All windows as well as all ground floor lintels of 3-5 Lewin Close date back to this conversion. The window locations do not reflect the original windows of the farmhouse. The lintels are made of moulded concrete. Overall, these features are not of historic relevance or worthy of note in and of themselves.

However, we recognise the importance appropriate ventilation of the kitchen as a wet room to improve air quality and better manage dampness. The latter will ensure the long-term preservation of the historic farmhouse.

The window shall be located between a solid garden wall to the neighbouring property and the conservatory dating back to 1996. The proposed location ensures the window will not be visible from any public road, public footpath, bridleway or other public land. The only visible feature to one neighbouring property will be a small section of the proposed window lintel.

Whilst the proposed window is not visible to the public, further measures to carefully integrate the proposed window and supporting lintel will be taken to align with the characteristic features of the North facade.

The new window will match the visual appearance of the windows in the North facade, which were installed as part of the 1980s conversion (80/00834/L) and recently upgraded to double glazing (16/02390/LBC). It will be made from timber and painted in white. To provide better energy efficiency, enhanced double glazing will be used in accordance with guidance from Historic England: "*where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building.*"

The new external lintel will match the visual appearance and material of the lintels on the ground floor of the North facade, which were also installed as part of the 1980s conversion.

The proposal will rectify a ventilation issue causing concerns of dampness and thereby contribute to the long-term preservation of the property. The carefully chosen high-quality materials will make the building more energy-efficient, whilst the proposed location does not impact its historic character. The design matches the character of the windows and visible lintels of the neighbouring houses. The building fabric will only be impacted by the removal of circa 0.5m² sandstone, which is fully reversible if ever intended. Furthermore, this careful alteration shall have no impact on the significance or character of the building.