

Mr & Mrs Horrell.  
No.1 Duke Street,  
Launceston,  
Cornwall, PL15 8HE.

**Design & Access Statement and Heritage Assessment for replacement of 9No. timber and single glazed windows at: No.1 Duke Street, Launceston, Cornwall, PL15 8HE.**

## **1. Introduction**

This statement supports the Listed Building Consent Application ref PA21 /05877 relating to the above property.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, but essentially limited to the roof sagging and chimney breast, as opposed to the main elevational aspects as viewed externally, and as such the extent of the proposed works have driven the length of this document

The proposed work consists of the replacement of 9No. timber and single glazed windows to the front, side and rear of this grade II listed property. It is proposed that these original windows be replaced with 'Residence Collection R9' uPVC windows please see attached drawings and product 'Flip Chart' for all product details and literature. These windows have been specifically designed, developed and chosen by the Client as they best emulate and replicate the look and joinery methods used when making timber casements windows at the time of the property's build. All windows are proposed to be of the same size and style like for like, but with double glazing to improve the energy efficiency of the property and will in no way, alter the character or architectural structure of the listed building from the inside or out.

1 DUKE STREET LAUNCESTON PL15 8HE		Energy rating <b>D</b>
Valid until <b>21 July 2031</b>	Certificate number <b>2139-0223-2000-0500-8226</b>	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

The current windows are dilapidated, and all have been identified as beyond economic repair, and are no longer water or draft-tight, with them all showing clear signs of many years of repair efforts, and now in need of replacement. This change would only serve to improve the condition of the windows from the inside and out. There would be no overall detrimental change to the character or appearance of the property or overall streetscape and we believe, the replacement of windows as proposed and detailed will help sustain the appearance of the heritage asset.

Please use the following link to view full product 'Flip Chart Brochure':

Flipbook – <https://online.fliphtml5.com/dehn/ksaq/>

## 2. About the property:

The property is at the end of row and part of a terraced row of late C18 Century buildings. Render on rubble or rubble on cobb, with a steep rag slate roof hipped on the gable with rendered end stacks. The terraced row comprises two story buildings with arched window apertures to the ground floor and square to the first floor. There is a more modern uPVC and double glazed Conservatory to the rear of the property, with a secure and permanent door leading from the rear ground floor of the building into the Conservatory, with French doors leading out of the Conservatory to the rear garden area.

### **3. Heritage:**

A review of documented histories of the Property and adjacent/surrounding areas, reveals little of significance recorded, though the following information has been recorded on the Historic England website:

1, DUKE STREET, Launceston - 1195979 | Historic England  
<https://historicengland.org.uk/listing/the-list/list-entry/1195979>

### **4. Access:**

Access to the premises will not be altered by these proposals.