

# Barn End - Design & Access Statement

**For replacement of existing timber windows and two French doors with PVCu windows and doors, with same colour as existing paintwork**

At Barn End  
High Street  
Braunston  
Rutland  
LE15 8QU

## 1. The Site and Surrounding Area

- a. The site is located within a private courtyard off High Street and is not visible from High Street.
- b. Braunston is an Article 4 Conservation Village as defined within the Rutland Local Plan. The change of window material and colour would normally fall within permitted development rights, but given the designated Conservation status, this right is withdrawn.
- c. The courtyard off High Street was developed with two dwellings (Barn End in 1991 and Courtyard Cottage in 1995) on land formerly occupied by pasture and farm buildings. Both houses are built in materials which are sympathetic with the village surroundings (stone, brick, slate and pantile) and contribute towards the historic character of the Braunston Conservation Area.
- d. Similar work has been carried out after successful planning applications on a number of houses in Braunston, including Courtyard Cottage, 3 High St., and five properties in Hanbury Gardens.
- e. Several of the existing windows at Barn End are showing signs of rot and have previously been filled and treated.

## 2. Proposal

- a. The application is to replace the existing softwood timber windows and two sets of french doors with:
  - Residence 7, 75mm profile PVCu windows in cream (RAL 9001) with a woodgrain finish to match existing. This is a high-quality timber alternative range that has been designed to emulate the aesthetics of traditional timber with timber style joints and detailed finishing touches.
  - Replacement single pane casement windows with the same configuration as the existing timber windows, as shown on the new window plan.
  - Double glazed panes with a u value of 0.8 W/m<sup>2</sup> and a Window Energy Rating of A+
  - Multipoint shoot bolt locking for improved security.

- b. The installation will be carried out by a specialist FENSA registered window company.

**3. Appearance**

The replacement windows and french doors will look like the existing wooden windows and french doors, and the colour will be in keeping with the adjacent properties, the street and village as a whole.

**4. Impact on Neighbours and Highway**

There will be no impact on neighbours or the highway.

**5. Note: Attached public sourced OS Location Plan and Site plan**

Please note the attached plans from the recommended provider.