DESIGN AND ACCESS STATEMENT

35 CHURCH STREET , LANGHAM

RUTLAND LE15 7JE

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| DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT |
| Name and address of proposed development site – 35 Church Street, Langham, Rutland  LE15 7JE |
| Grade II listed building |
| Proposed Development or Works–  *Like for like replacement of the front window (previous shop window) due to deterioration of the materials through ageing.* |
| Consultation -  *We have spoken with our immediate neighbours to explain our plans to replace the existing window.* |
| DESIGN COMPONENTS |
| Layout -  *This is a like for like replacement and will not change access or egress to the property.* |
| Scale –  *How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ?* |
| Appearance –  *We plan to keep the existing appearance of the window, which was historically a large traditional shop window including a small façade surrounding the window. We a very keen to preserve the traditional look of the window. The current window is a two-pane window painted with black gloss paint, which we intend to change to a three-pane window. Existing window is probably pine or oak and is now rotting, with single glazed panels. We propose replace with a new Oak built casement window with three panes of 24mm double glazed units, finished with black gloss paint. Dimension are: - W 2000mm H 1500mm.* |
| HISTORIC BUILDING CONSERVATION ISSUES **It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.** |
| Historic and special architectural importance of the building –  *The property is situated in a conservation area and has historically served the village as a Bakery, village shop and finally the local post office. The proposed replacement of the window will continue to preserve the external look of the building retaining its heritage a shop and post office for the village. There are no anticipated impacts to the look of the building or its surrounding, only enhancement of the building.* |
| Setting –  The property is set in the heart of the village within the conservation area overlooking the church. |
| ACCESS COMPONENTS |
| Technical advice –  N/A |
| Degree of access  *N/A* |
| Future access requirements  *Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.* |
| Emergency access  *There is currently public parking outside the property for emergency access* |
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