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Proposed replacement of two windows on east elevation at:

Old Vicarage  
Bywell  
Northumberland  
NE43 7AD

## **DESIGN AND ACCESS STATEMENT**

September 2021

## INTRODUCTION

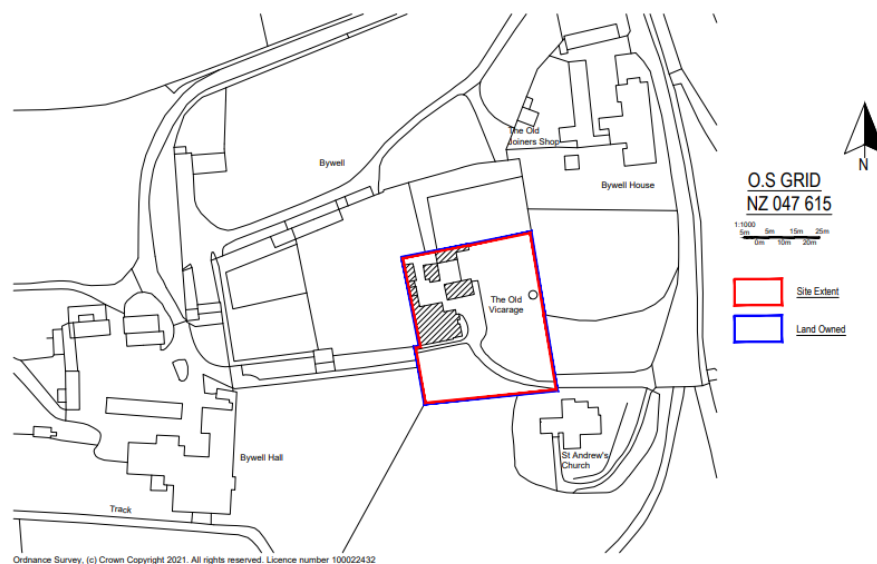
1. The Applicant owns Old Vicarage, Bywell, NE43 7AD. The applicant has recently replaced two windows on their Grade II Listed property. This Statement seeks to address the design and access issues regarding the replacement windows on the property.

## PROPOSAL

2. Proposed replacement windows on the east elevation to a Grade II Listed building.

## THE SITE

3. The existing site consists of a Grade II Listed building used as a dwelling (C3 use). The site consists of a large building set in large grounds. St Andrews Church lies to the south of the site, to the east and west are residential dwellings and north is open land.

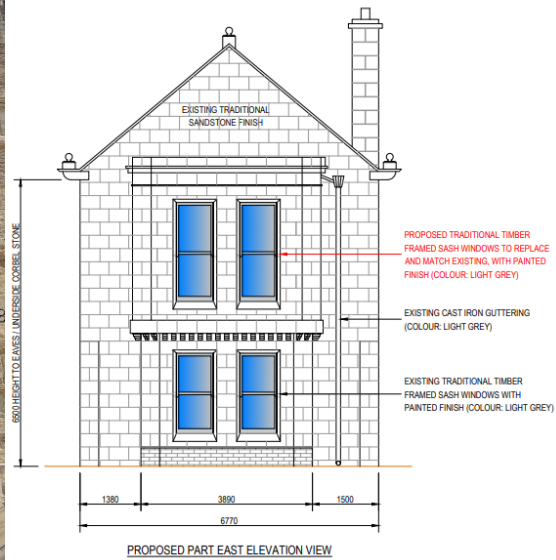


**DESIGN**

4. The NPPF puts a great emphasis on good design in planning. Paragraph 126 reads:

*'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

5. Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area. They should be visually attractive as a result of good architecture and be sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change.
6. The old windows were rotten and required replacing. The replacement windows were designed to match the original design. The design of the windows are traditional timber framed sash windows, as can be seen below:



7. The proposed development has mature tree coverage and a stone wall surrounding the site. This gives adequate screening of the site.
8. It is considered that the replacement windows are of similar nature and can be considered to be an acceptable replacement.

### ACCESS AND PARKING

9. The proposed development does not affect access and parking on the site. The site is accessed via an existing access point direct from the adopted highway on the eastern boundary of the application site. This access complies with council standards.

### CONCLUSION

10. It is considered that replacement windows respect the existing window design and would not have a negative impact upon the overall building design and its setting. The LPA is therefore invited to support the current proposals.