1. **PROPOSED REPLACEMENT WINDOWS**
2. **PARK HOUSE, BOWER LANE, EYNSFORD, DA4 0HN**

#####  **LISTED BUILDING APPLICATION REF. 21/02914/LBCALT**

**DESIGN AND ACCESS STATEMENT**

# **INTRODUCTION**

This Statement follows the guidance in Circular 01/2006, and also the CABE booklet “Design and Access Statements – How to write, read and use them”.

It is based upon the recommended “assessment-involvement-evaluation-design” process, and explains and justifies the proposals as set out in the planning application itself.

1. **ASSESSMENT**
	1. Physical: Detached, 2-storey dwelling-house, a Grade II Listed Building.
	2. Social: Residential property within own curtilage, no other social implications.
	3. Economic: little or no long-term impact; local employment during construction works in the short-term.
	4. Planning Policy: see separate Heritage Statement.
2. **INVOLVEMENT**
	1. Pre-Application correspondence in June 2021, including comments of Council's Conservation Officer - see details in separate Heritage Statement.

**1.**

1. **EVALUATION**

3.1 Minor external works only, required to replace existing inefficient windows with more sustainable windows, with minimal impact upon external appearance and thus no over-riding adverse impact upon character and appearance of the heritage asset.

1. **DESIGN**
	1. Replacement windows designed in accordance with the Council's Conservation Officer 's recommendations.
2. **USE/AMOUNT**

 5.1 Dwelling-house to remain in residential use; replacement windows only on a like- for-like basis, so no extra additions or any other material alterations/changes.

1. **LAYOUT**
	1. As existing - no changes to internal layout or site
2. **SCALE**
	1. Domestic-scale alterations only, with no changes to visual appearance of existing external alterations.
3. **LANDSCAPING**
	1. No landscaping proposals involved, as the application is for the replacement of existing features only.

**2.**

1. **APPEARANCE**
	1. Integrity of existing heritage asset will remain in tact, due to replacement slim-line windows being of same visual appearance, dimensions and scale as those existing.
2. **ACCESS**
3. Vehicular and Transport Links:no changes involved.
4. Inclusive Access: no changes involved.
5. **CONCLUSIONS**
	1. Small-scale, domestic alterations only with no material impacts upon design, appearance and setting of the existing dwelling-house, nor the heritage asset.
	2. The proposals are thus consistent with national planning policy, local planning policy and the local Kent Deign Guide.
	3. In such circumstances, the presumption in favour of the proposals as set out in the NPPF applies (see separate Heritage Statement for details).

**3.**