

# **12 Main Street, Tinwell – Design & Access Statement**

## **Window Replacement**

### **1. Existing Site and Surroundings**

The application site lies within Tinwell, a small village in Rutland. The main road that runs through Tinwell begins in Stamford and extends to Ketton, making it a busy route into Stamford. The existing site shares a boundary with three adjacent Grade II listed buildings: 13/14 Main St. and The Old Rectory, both of which have been extended recently.

The dwelling has a moderate sized front and back garden, with the back garden changing in levels quite drastically. The site has a modern garage which is shared with 13 Main Street. The dwelling was built in 1850 and much of the original fabric remains, however it has had the addition of a modern conservatory, of which we believe a planning application was not submitted.

The back of the dwelling has a series of modern houses and a large modern housing estate.

### **2. Heritage Asset**

The building is listed Grade II with the following description:

*TF 0006-0106 13/187 TINWELL MAIN STREET (north side) No.12*

*(Formerly listed as Nos 11 and 12, MAIN ROAD (north side))*

*GV*

*II*

*Former pair of cottages, mid C19, of coursed squared stone with Collyweston stone slate roofs, coped gables, ridge and end stacks with twin shafts set diagonally. One and half storeys, 1-1-1, central gabled projection with a shallow bay to first floor and two round-headed casement windows to ground floor. These are flanked by three-light rectangular windows with central round-headed casement opening, and keystone above. Two gabled two-light casement dormers. Entrances to sides.*

Although the dwelling still holds a large amount of its historic character, the addition of a modern conservatory has diminished this, especially as it can be seen from the street scene. A large amount of the historic character lies within the sawn stonework details on the dwelling, which our proposals will not effect.

It can be argued that the previously mentioned adjacent dwellings hold the same historic importance as 12 Main Street (especially 13&14 main street). All three of these dwellings have had an extension built, changing the character of the street. Hence, the proposal to replace the windows is now not of character, due to the developments on the street, and has actually already been approved for 13&14 Main Street under applications Ref 2016/1240/FUL, 2016/1241/LBA, 2016/1242/FUL, 2016/1243/LBA.

### **3.0 Proposal and Justification**

The proposal is for the replacement of all existing timber-framed windows at 12 Main Street, Tinwell. The property is a detached Grade II Listed dwelling dating back to 1850.

Although the windows are original fabric, the replacement of these is justified as they lay in a state of disrepair and are no longer sound. The windows are no longer safe or airtight and

therefore their replacement is justified for the wellbeing of the occupants. The windows need to be replaced to maintain safety within the dwelling and keep it occupied, which will increase the longevity of the historic asset as this will allow it to be maintained.

The proposed windows are timber framed flush casements with slimline double glazing to respect the historic asset. In order to maintain a sense of continuity within the street scene, the details (submitted separately) of the windows are kept in line with the neighbouring dwellings, 13 & 14 Main Street, which are also Grade II Listed. The neighbouring dwellings had the same windows approved under applications Ref 2016/1240/FUL, 2016/1241/LBA, 2016/1242/FUL, 2016/1243/LBA.

The above points should display that the replacement of the existing windows is imperative to the wellbeing of the occupants, the maintenance of the historic building and have been carefully articulated to sit well with neighbouring Listed dwellings.