Design and Access Statement for replacement of windows and doors in a Conservation Area

**Proposed Replacement Door and Windows**

12 Church Street

Croston

PR26 9HA

One of a pair of cottages. Late C19. Red brick, slate roof with ridge chimney stack. Double-depth, single-fronted. Two storeys; reflected pair, with doors at outer ends up 2 steps, one 4-pane sash on each floor, the upper breaking the eaves with steeply pitched gables over them; all these openings have pointed arched heads, those over the doors more steeply arched, making triangular fanlights. Listed for group value.

The replacement windows and doors have been designed to suit the style and age of the property, as well as the surrounding properties in the conservation area. The windows and doors will be a significant improvement in terms of build quality, energy efficiency and the property’s external appearance.

New hardwood front entrance door of the same design. Retain existing box window frames, repair as necessary, replace each sash window with new sapele hardwood sash of the same design incorporating Pilkington K Glass S Low-E Thermal slim (14mm) double glazed units.

Replace existing casement windows to the rear with new box sash sapele hardwood windows of the same design as the first-floor sash windows.

All door and window hardware, weights and pulleys to match the original design.