

**Design and Access Statement  
For  
Window Replacement Works**

At  
Vine Cottage, Uffington, Shrewsbury  
SY4 4SN

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## **1.0 Introduction**

Vine Cottage is a Grade 2 listed residential building.

Karen Rolfe, Conservation Officer at Shropshire Council provided us with some contact details for recommended suppliers. We now have a quote for a design from Salop Glass that is in keeping with the current windows.

There are 13 windows and 3 doors that need to be replaced. The current windows are single glazed, timber frames. Several windows are broken, cracked or leak and the doors don't fit the frames properly causing draughts or making it difficult to open the doors (see Appendix A for photos). This poses security and energy efficiency issues.

We don't believe that any of the current windows and doors are original and therefore don't think they hold any historical value.

## **1.1 Proposal and Design**

The existing windows are all timber framed single glazed units. The existing windows are mixture of storm casement windows and flush casement windows on the 4 elevations. There is also a single skylight.

The contractor from Salop Glass who came to visit the property estimated the storm windows were installed in the 1980s. The skylight was installed after this. He did not believe the flush windows were also originals but were installed at an earlier date but he could not say when.

Please refer to the accompanying project drawings for proposed design details.

**Elevation A:**

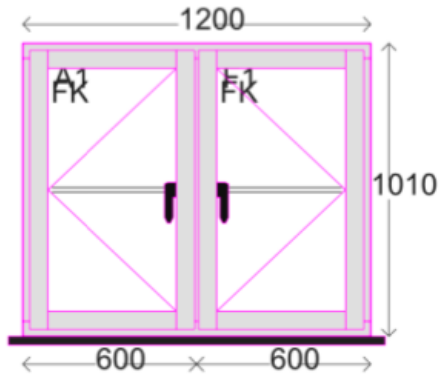
**Existing:** There are four flush casement windows with black timber cills and monkey tail handles



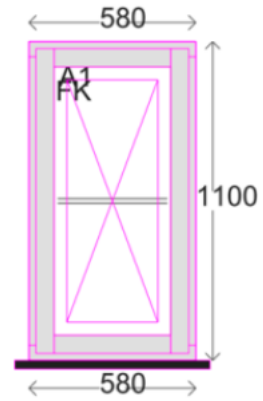
(TOP) FRONT ELEVATION, (BOTTOM LEFT) INTERNAL WINDOW, (BOTTOM RIGHT) EXTERNAL FLUSH CASEMENT WINDOW

**Proposal:** All windows to be replaced with a like for like design with a white woodgrain finish inside and out with Black cills and monkey tail handles. Single glazed units to be replaced with thin double glazed unit.

**Bev Flush Casement**



**Bev Flush Casement**



(LEFT) FLUSH CASEMENT DOUBLE, (RIGHT) FLUSH CASEMENT SINGLE

**ELEVATION B:**

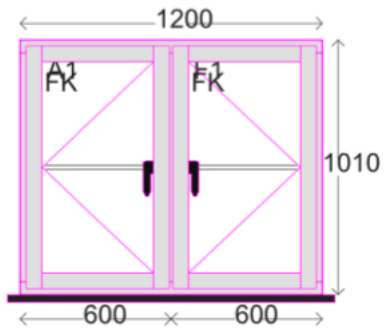
**Existing:** There are two storm casement windows one with a white timber cill and one with a black timber cill both with metal handles (bottom left image). Two black back doors, with varying handles.



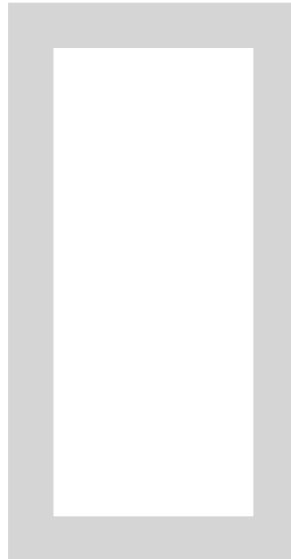
(TOP) REAR ELEVATION, (BOTTOM LEFT) INTERNAL WINDOW, (BOTTOM MIDDLE) INTERNAL SIDE OF LEFT DOOR ON REAR ELEVATION, (BOTTOM RIGHT) INTERNAL SIDE OF RIGHT DOOR ON REAR ELEVATION

**Proposal:** All windows to be replaced with flush casement windows with a like for like design to the front of the house. Again with a white woodgrain finish inside and out with Black cills and monkey tail handles. Doors to be replaced with woodgrain frame and glass panel. Single glazed units to be replaced with thin double glazed unit.

**Bev Flush Casement**



**No 14:Bev Resi Door**



(LEFT) FLUSH CASEMENT DOUBLE, (RIGHT) GLASS PANEL DOOR

## Elevation C:

**Existing:** There are 3 storm casement windows one with black timber cills and metal handles. A skylight and a black timber door with windows above.

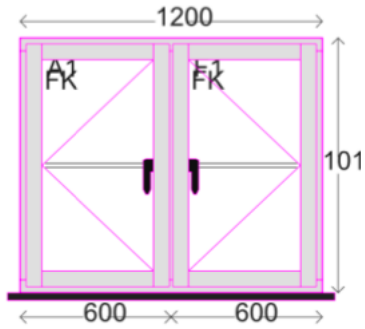


(TOP) RIGHT SIDE ELEVATION, (BOTTOM LEFT) FRONT DOOR WITH WINDOW PANELS, (BOTTOM MIDDLE) INTERNAL SKYLIGHT, (BOTTOM RIGHT) INTERNAL STORM CASEMENT WINDOW.

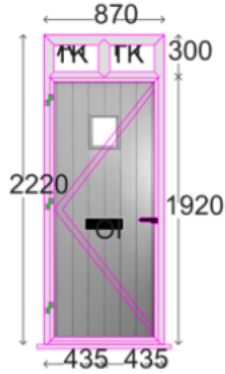


**Proposal:** All windows to be replaced with flush casement windows with a like for like design to the front of the house. Again with a white woodgrain finish inside and out with Black cills and monkey tail handles. Skylight to be replaced with a white woodgrain skylight. Door to be replaced with a black woodgrain door in a like for like style. Single glazed units to be replaced with thin double glazed units.

**Bev Flush Casement**

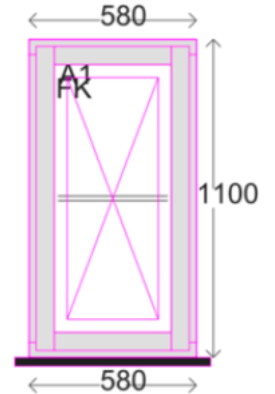


**No 13:Bev Rehau IN Solidor Comp Bev Flush Casement**



**870 x 2250 O/A : 1 off**

**Bev Flush Casement**



(LEFT) FLUSH CASEMENT DOUBLE, (MIDDLE) FRONT DOOR AND WINDOWS, (RIGHT) SKYLIGHT.

**Elevation D:**

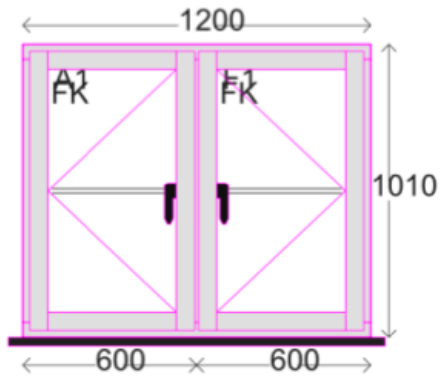
**Existing:** There are two Flush casement windows and one storm casement window all with black timber cills.



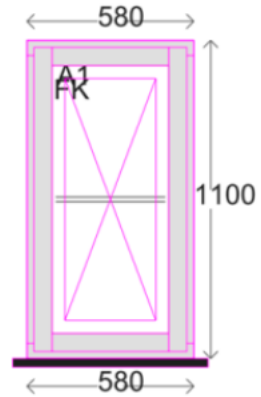
(TOP) LEFT SIDE ELEVATION, (BOTTOM) INTERNAL SINGLE STORM CASEMENT WINDOW

**Proposal:** All windows to be replaced with flush casement windows with a like for like design to the front of the house. Again with a white woodgrain finish inside and out with Black cills and monkey tail handles. Single glazed units to be replaced with thin double glazed unit.

**Bev Flush Casement**



**Bev Flush Casement**



(LEFT) FLUSH CASEMENT DOUBLE, (RIGHT) FLUSH CASEMENT SINGLE

## 1.2 Justification

The energy efficiency and security of the property are currently very poor. Due to the single glazed units, cracks, leaks, gaps in the windows and doors. Some windows and doors also do not shut properly. This coupled with the rising energy costs would be a reasonable justification for double glazed units. We have been recommended a woodgrain alternative to timber for the frames, which would be more durable and enable the property to maintain its appearance without hindering any historic value as it is more hard wearing and the current windows are also not original.

## 1.4 Specifications

All windows and doors are white woodgrain finish inside and out. Black cills and monkey tail handles have also been included. Provided by Salop Glass.

The windows also conform to the following:

**A-rated windows as standard** - providing an energy saving of up to 20%.

**Warm edge spacer bars** - helping reduce the buildup of condensation by up to 80%. **Multi-point locking systems** - giving a high level of security.

## 1.4 Landscaping and trees

No trees are affected by the proposal and no landscape planting is proposed as part of the scheme.